

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, May 20, 2013 ■ 7:00 PM

Audrey P. Beck Municipal Building ■ 4 South Eagleville Road ■ Council Chambers

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - a. May 6, 2013 Regular Meeting
 - b. May 15, 2013 Field Trip
- 4. Zoning Agent's Report**
 - Monthly Activity Update
 - Enforcement Update
 - Other
- 5. Public Hearings**
- 6. Old Business**
 - a. **Special Permit Application, Efficiency Unit, 92 Cedar Swamp Road, T. & C. Jeffers, Owner & Applicant (File # 1318)**
(Tabled pending June 3, 2013 Public Hearing)
 - b. **Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**
(Tabled pending staff review)
 - c. **Gravel Permit Renewals**
 - Banis property on Pleasant Valley Road (File #1164)
 - Hall property on Old Mansfield Hollow Road (File #910-2)
 - Green Property, 1090 Stafford Road (File #1258)
 - Mason Brook LLC/Kueffner Property, 3 Merrow Road (File #1309)(Tabled pending June 3, 2013 Public Hearing)
 - d. **Other**
- 7. New Business**
 - a. **Application to Amend the Zoning Regulations, Storrs Center Alliance, LLC, applicant, (File #1246-13)**
 - b. **Other**
- 8. Mansfield Tomorrow | Our Plan ► Our Future**
- 9. Reports from Officers and Committees**
 - a. **Chairman's Report**

Binu Chandy ■ JoAnn Goodwin ■ Roswell Hall III ■ Katherine Holt ■ Gregory Lewis ■ Peter Plante
Barry Pociask ■ Kenneth Rawn ■ Bonnie Ryan ■ Alex Marcellino (A) ■ Vera Stearns Ward (A) ■ Susan Westa (A)

- b. Regional Planning Commission
- c. Regulatory Review Committee
- d. Planning and Development Director's Report
- e. Other

10. Communications and Bills

11. Adjournment

DRAFT MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, May 6, 2013
Council Chamber, Audrey P. Beck Municipal Building

Members present: B. Ryan (Vice Chairman), B. Chandy, R. Hall, K. Holt, G. Lewis, P. Plante, B. Pociask, K. Rawn,
Members absent: J. Goodwin
Alternates present: A. Marcellino, V. Ward, S. Westa
Alternates absent: none
Staff Present: Linda Painter, Director of Planning and Development
Curt Hirsch, Zoning Agent

Vice Chairman Ryan called the meeting to order at 7:22 p.m. and appointed Westa to act in place of Goodwin.

Minutes:

4-15-13 Meeting Minutes- Plante MOVED, Chandy seconded, to approve the 4/15/13 Meeting Minutes as presented. MOTION PASSED UNANIMOUSLY. Pociask and Marcellino stated that they had listened to the tape of the subject meeting. Westa was disqualified.

Zoning Agent's Report: Noted.

Old Business:

a. Pre-Application Review: 574-596 Middle Turnpike, PZC File #1317

Linda Painter, Director of Planning and Development, reviewed her 5/2/13 memo. Members expressed some concerns about the subdivision being dependent upon the State's completion of North Hillside Road to Middle Turnpike, as well as the need for water and sewer lines to be included in the road design, and whether the State might at a later date decide to own the proposed lots, thus taking more land out of the tax base. Members also wanted to see sidewalks and dedicated bike lanes along the new road with connections to Charter Oak Apartments and Husky Village on campus. Use of multi-use trails was discouraged unless pedestrian/bicycle areas are clearly marked or signed. Painter was asked to include these concerns in her report to the subdivision applicant along with a reminder of the Four Corners design standards.

b. New Special Permit Application, Efficiency Unit, 92 Cedar Swamp Road, T. & C. Jeffers, Owner & Applicant: PZC File #1318

Item was tabled pending a June 3, 2013 Public Hearing.

New Business:

a. Request for shed outside of BAE, 140 Wormwood Hill Rd. C.Gile, Owner & Applicant. Mulwood East Subdivision (File # 1225) After some discussion about what might be stored in the proposed structure, Holt MOVED, Hall seconded, that the PZC authorize the placement of a 8 by 10-foot greenhouse at 140 Wormwood Hill Road as described in 5/2/13 letter from P. & C. Gile and depicted on the submitted 5/2/13 plan, as provided for under Article VIII, section B.1.d of the regulations, subject to review and approval of the Wetlands Agent. There shall be no storage of pesticides or chemicals in the building. MOTION PASSED UNANIMOUSLY.

b. 2-Lot Subdivision Application, Storrs Center Phase 1C, East of Storrs Road and West of Village Street (File #1246-11). Linda reviewed her 5/2/13 memo and explained the reasoning behind the request to postpone monumentation of the two lots. Rawn MOVED, Holt seconded, that approval of a modification to the

conditions of approval for the Storrs Center 2-lot subdivision (File #1246-11) to change Condition Number 5B to read as follows: Monumentation with Surveyor's Certificate for Parcel 1 shall be completed prior to the issuance of a Certificate of Occupancy for the building on Parcel 1 with the exception of monumentation located along the common property line with Parcel 2. Monumentation with Surveyor's Certificate for Parcel 2, including the common property line with Parcel 1, shall be completed prior to issuance of a Certificate of Occupancy for the building on Parcel 2. This condition shall be included in any zoning permit issued for Parcels 1 and 2. MOTION PASSED UNANIMOUSLY.

c. Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)

This item was added to the Field Trip Agenda for 5/15/13. Pociask requested that the silt fence be restored and that staff provide information on how long special permits are valid and questioned whether the existing special permit had expired.

d. Gravel Permit Renewals:

- Banis property on Pleasant Valley Road (File #1164)
- Hall property on Old Mansfield Hollow Road (File #910-2)
- Green Property, 1090 Stafford Road (File #1258)
- Mason Brook LLC/Kueffner Property, 3 Merrow Road (File #1309)

Plante questioned the use of equipment observed going into the Banis property. There was also discussion about whether it was necessary to have a site visit to each property. Ward questioned whether staff was monitoring the amount of material being removed from the sites. Except for Green, all sites will be placed onto the field trip agenda for 5/15/13. Hall MOVED, Chandy seconded, that the Commission set a Public Hearing for June 3, 2013 for the purpose of hearing special permit, gravel renewal requests. MOTION PASSED UNANIMOUSLY.

Mansfield Tomorrow | Our Plan ▶ Our Future:

Painter distributed an update on Mansfield Tomorrow activities including a summary of upcoming events, information related to the Housing, Agriculture and Economic Development Focus Group meetings held the previous week, and a summary of survey results regarding the existing goals in the Mansfield 2020: A Unified Vision. Painter also noted the need for volunteers to help with upcoming events such as the Library's Garden Gnome party in June and distributing posters and table tents for the Textizen campaign. Members suggested posting the Textizen flyers in the high school, grocery stores and Starbucks. Rawn volunteered to work with social studies classes at the Middle School and Chandy suggested attending the Vinton school fair and summer little league games.

Reports from Officers and Committees: Noted.

Communications and Bills: None noted.

Adjournment: The Vice Chairman noted a field trip set for 5/15/13 at 3:00 p.m. and declared the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Katherine Holt, Secretary

DRAFT MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION
INLAND WETLANDS AGENCY
CONSERVATION COMMISSION
FIELD TRIP
Special Meeting
Wednesday, May 15, 2013

Members present: J. Goodwin, R. Hall (1-6), K. Holt (1-7& 9), A. Marcellino, B. Ryan (1-6), V. Ward,

Staff present: L. Painter, Director of Planning and Development (1-8)
C. Hirsch, Zoning Agent (3-9)
G. Meitzler, Wetlands Agent (Items 1-7)

The field trip began at 3:00 p.m.

1. Driveway revisions/building addition, 1659 Storrs Road/625 Middle Turnpike, File #W1520
Members were met on site by Mark Lavitt. Members observed current conditions, and site characteristics. No decisions were made.
2. Special Permit Application, Efficiency Unit, 92 Cedar Swamp Road PZC File #1318
Members were met on site by property owner Mrs. Jeffers. Members observed current conditions, and site characteristics. No decisions were made.
3. Gravel Renewal, Mason Brook LLC/Kueffner Property, 3 Merrow Road, File #1309
Members were met on site by P. Desiato. Members observed current conditions, and site characteristics. No decisions were made.
4. Garage, 107 Candide Lane, IWA File # W1518
Members were met on site by Mr. Lapsis. Members observed current conditions, and site characteristics. No decisions were made.
5. Gravel Renewal, Banis Property, Pleasant Valley Road, File #1164
Members were met on site by property owner Mr. Banis. Members observed current conditions, and site characteristics. No decisions were made.
6. Gravel Renewal, Hall Property, Old Mansfield Hollow Road, File #910-2
Members were met on site by property owner Mr. Hall. Members observed current conditions, and site characteristics. No decisions were made.
7. Town of Mansfield Streetscape, near intersection of Hanks Hill/Flaherty/Route 195, File #W1519
Members were met on site by Tim Veillette, Town of Mansfield Project Engineer. Members observed current conditions, and site characteristics. No decisions were made.
8. Paideia, 28 Dog Lane, PZC File #1049-7
Members were met on site by Mr. Tomazos. Members observed current conditions, and site characteristics. No decisions were made.

9. Garage, 111 Dunham Pond Road, IWA File # W1517

Members were met on site by property owner Mr. Costigliola. Members observed current conditions, and site characteristics. No decisions were made.

The field trip ended at approximately 5:30 p.m.

Respectfully submitted,

K. Holt, Secretary



HELLENIC SOCIETY PAIDEIA
ΕΛΛΗΝΙΚΗ ΕΤΑΙΡΕΙΑ ΠΑΙΔΕΙΑ

May 16, 2013

Town of Mansfield
Zoning Department
4 South Eagleville Road
Mansfield, CT 06268-2599

Re: Greek Theater at Paideia Center

Dear Sir/Madam:

Together with presentation of revised architectural drawings for the Exhibit Building at Paideia Center for Hellenic Studies, Paideia board of directors kindly requests temporary permission for use of open air Greek theater.

It is our hope with your permission to start using the theater as soon as possible. During the time of construction for Exhibit Building the landscape of area parallel to Dog Lane will be completed and also all remained work for:

1. Orchestra:

- complete outer perimeter marble carpet (June 2013);

2. Cavea:

- complete seating with row number 11;

3. Scene:

- Dress with marble front wall ground level (June 2013);
- Dress concrete columns with marble;
- Install marble railings in the front of second floor (June 2013);
- Complete interior first and second floor

Sincerely yours,

Ilias Tomazos
Ilias Tomazos, President

ARCHITECTURAL ABBREVIATIONS

OWNER:

HELLENIC SOCIETY "PAIDEIA", INC.
CENTER FOR HELLENIC STUDIES
GREEK THEATER
PAIDEIA CENTER / UCONN CAMPUS

ARCHITECT:
STEPHAN NOUSIOPOULOS
STEVE ECONOMOU

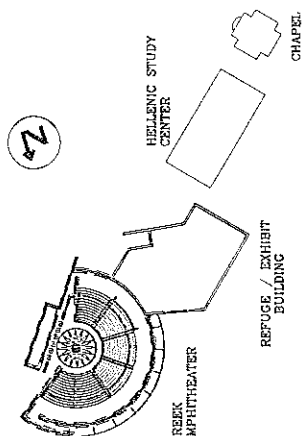
STRUCTURAL ENGINEER:
COSTAS PERDIKAKIS, PE
PAUL TSAKOPOULOS, PE

ARCH. SYMBOL LEGEND

DRAWING INDEX

[illegible]

KEY PLAN



REVISÉ: 4/12/2013
REVISÉ: 3/22/2013
REVISÉ: 2/18/2013

ARCHITECTURAL ABBREVIATIONS

[illegible]

10.

SHOZ

PLAN DETAIL

DATE: 11/15/2015

QUALITY DARRIS INSTALLATION & MAINTNANCE:

[illegible]

PLANTING DATE: APRIL 1 TO JUNE 1, A SEPTEMBER 1 TO OCTOBER 1
 THE FOLLOWING NATURE OF WORKS AS APPROVED BY LANDSCAPE ARCHITECT
 FOR THE FOLLOWING AREAS:
 1. PLANTING OF TREES AND SHRUBS
 2. PLANTING OF FLOWERING PLANTS
 3. PLANTING OF PERENNIALS
 4. PLANTING OF ANNUALS
 5. PLANTING OF HERBACEOUS PLANTS
 6. PLANTING OF BULBS
 7. PLANTING OF PALMS
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UNITED ON-SITE AGENT

UNITED PERSONNEL WHO WILL BE RESPONSIBLE FOR
DOING THE INSPECTION AND MAINTENANCE OF ALL
IN AN AND DOCUMENTATION CONTROL MANUALLY WELL ELU

ON PHONE # 880-420-PD-11

FOR A SMALL NUMBER. WRITTEN RECORDS OF
SERVICE REPORTS TO THE TOWN'S CLERK.

[illegible]

RUN OFF CALCULATIONS:
 AREA 1 = IMPROVED PAVED AREA 5% OF TOTAL
 ASSUMED = 10% RUN OFF = 3.62 ACRES.
 AREA 2 = IMPROVED ASPHALT/PAVED AREAS
 = 10% RUN OFF = 0.64 ACRES
 IMPROVEDMENT
 W/F = 10 MI. / HR. = 0.35 MI. / HR. = 30% RUNOFF
 QSD FREQ. = 0.060 X 0.35 MI. = 1.06 CFS.
 POST DEVELOPMENT, 0.645 AC. = 10% = 0.645 AC. @ 10%
 QSD FREQ. = 0.060 X 0.645 MI. = 0.404 X 0.35
 = 0.141 CFS.
 QSD FREQ. = 0.060 X 0.645 MI. = 0.404 X 0.35
 = 0.141 CFS.
 INCREASE IN RUNOFF = 0.17 CFS.
 0.17 CFS. = 1.23 INCHES @ 14000 CFS.
 0.34 CFS. = 2.46 INCHES @ 14000 CFS.

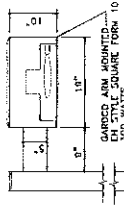
SCALE: 1/2" = 1'-0"

NO SCALE

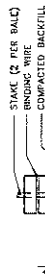
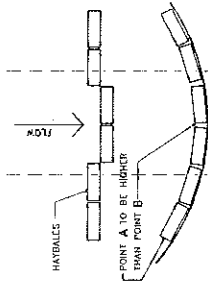
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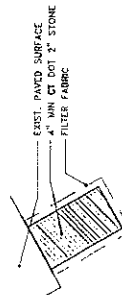
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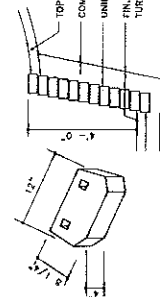
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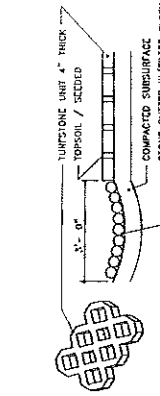
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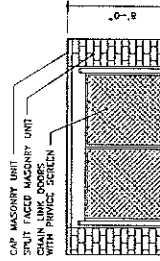
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G TURFSTONE - UNLOCK
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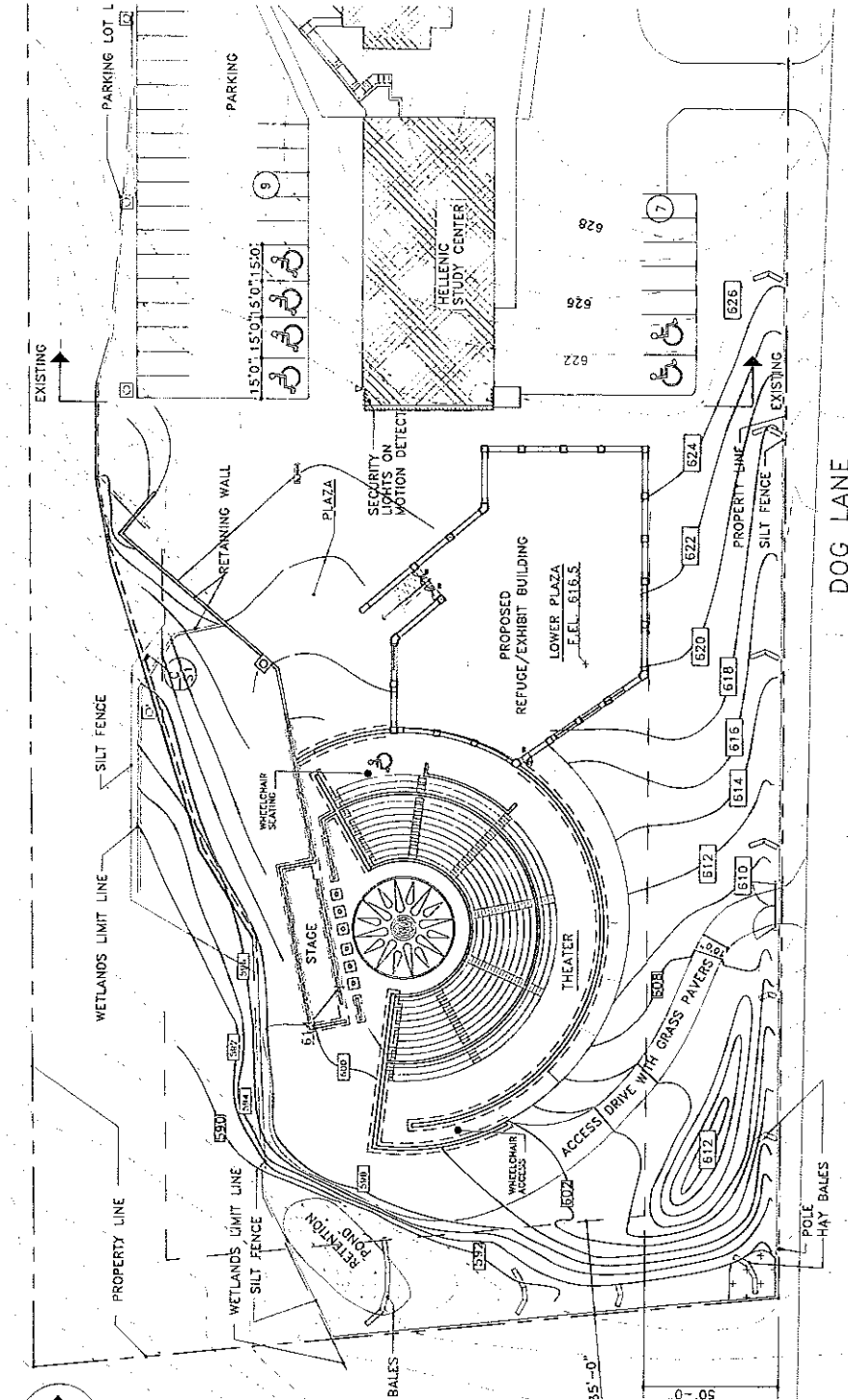
H DUMPSTER ENCLOSURE
1/2\"/>

A SITE PLAN
SCALE 1" = 20'-0"

- A. INTERIOR OUTDOOR DIE CAST ALUMINUM 100 WATT H.I.D.
B. WALL MOUNT DIE CAST ALUMINUM 100 WATT H.I.D.
C. GROUND MOUNTED DIE CAST ALUMINUM 100 WATT H.I.D.

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).

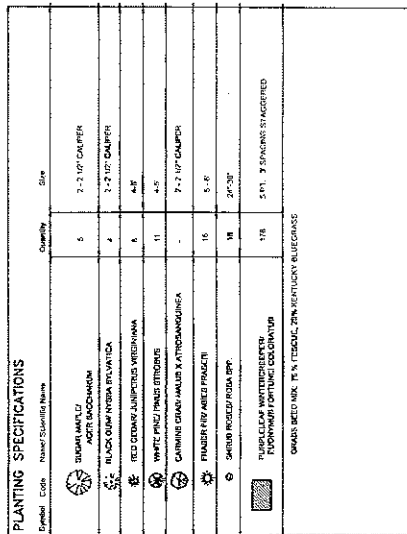


REVISIONS	
9	2 / 2005
12	12 / 2009
04	01 / 2010
02	18 / 2013
03	22 / 2013

CENTER FOR HELLENIC STUDIES
PAIDEIA (UCONN)
MANSFIELD, CONNECTICUT

DOG LANE
AS SHOWN
05/26/2008
PROPOSED
SITE PLAN

ARCHITECTURE
PLANNING
DEVELOPMENT
A0.2



A

SCALE: 1" = 10' x 0"

30MIL HIGH TENSILE GRADE

TO BACKFILL SOIL

AROUND HOLE

PREPARE HOLE TO
BE 5-1/2" WIDER THAN

ALL ON UNEXCAVATED EARTH
EYES OF MOLE

٤٢

Runback Home

TO SUBSCRIBE, PLEASE CONTACT:



1

PLANTING DETAILS

.....

PLANTING DETAILS - NOT TO SCALE

SHRUB PLANTING

NOTES : TILF FLOOR FINISHES

1. QUANTIFY TAMPED SANDS APPROXIMATELY 12" SQUARE FOR EACH TILF COLOR.
2. FACTOR INCREASES TO BE MADE.
3. ORDER ALL PRODUCTS TO JOBS SET IN MANUFACTURER'S UNIFORM CONTAINERS.
4. ORDER ALL PRODUCTS TO JOBS SET IN MANUFACTURER'S UNIFORM CONTAINERS.
5. ORDER ALL PRODUCTS TO JOBS SET IN MANUFACTURER'S UNIFORM CONTAINERS.
6. ORDER ALL PRODUCTS TO JOBS SET IN MANUFACTURER'S UNIFORM CONTAINERS.
7. ORDER ALL PRODUCTS TO JOBS SET IN MANUFACTURER'S UNIFORM CONTAINERS.
8. ORDER ALL PRODUCTS TO JOBS SET IN MANUFACTURER'S UNIFORM CONTAINERS.
9. ORDER ALL PRODUCTS TO JOBS SET IN MANUFACTURER'S UNIFORM CONTAINERS.
10. ORDER ALL PRODUCTS TO JOBS SET IN MANUFACTURER'S UNIFORM CONTAINERS.
11. ORDER ALL PRODUCTS TO JOBS SET IN MANUFACTURER'S UNIFORM CONTAINERS.
12. ORDER ALL PRODUCTS TO JOBS SET IN MANUFACTURER'S UNIFORM CONTAINERS.
13. ORDER ALL PRODUCTS TO JOBS SET IN MANUFACTURER'S UNIFORM CONTAINERS.
14. ORDER ALL PRODUCTS TO JOBS SET IN MANUFACTURER'S UNIFORM CONTAINERS.

GENERAL NOTES - ADMINISTRATION

1. THE CONTRACTOR SHALL CONFORM TO APPLICABLE PORTIONS OF THE CONNECTICUT BUILDING CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF CONSTRUCTION AND SERVICE ALL MATERIALS, APPROPRIATE FORS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
3. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE IN THE TOWN OF...
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
5. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE IN THE TOWN OF...
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
7. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE IN THE TOWN OF...
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
9. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE IN THE TOWN OF...
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
11. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE IN THE TOWN OF...
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
13. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE IN THE TOWN OF...
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
15. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE IN THE TOWN OF...

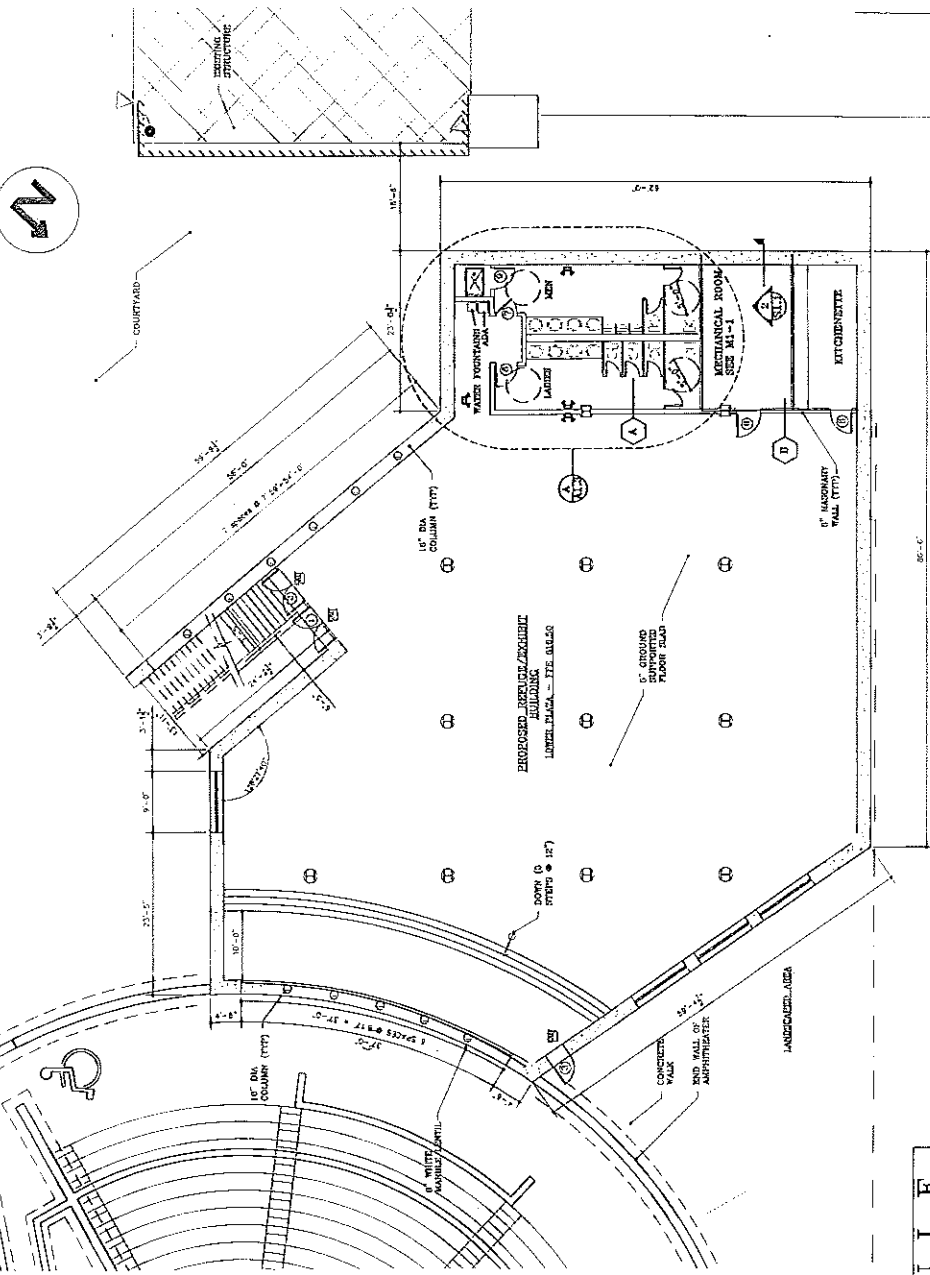
GENERAL NOTES - MEANS OF EGRESS

1. ALL EGRESS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
2. ILLUMINATION OF AT LEAST 5 FOOT-CANDLES MEASURED AT THE FLOOR LEVEL, BE MAINTAINED CONTINUOUSLY, DURING CONSTRUCTION, IN EGRESS AND THEIR ACCESS FACILITIES.
3. EXIT LIGHTING SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM ANY OTHER CIRCUITS.
4. EACH EXIT SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS.
5. EXIT LIGHTING SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS.
6. EXIT LIGHTING SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS.
7. EXIT LIGHTING SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS.
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10. EXIT LIGHTING SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS.
11. EXIT LIGHTING SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS.
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13. EXIT LIGHTING SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS.
14. EXIT LIGHTING SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS.
15. EXIT LIGHTING SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS.

DOOR SCHEDULE

PAINT PART APPLIED TO BE IN CONFORM WITH
FLOOR FINISHES (FLOOR FINISHES)

NO	SIZE	DOOR	FRAME	THROUGH	DR TYPE	PR TYPE	REMARKS
1	3'0" X 7'0" - 3/4"	GLASS	WFL	WFL	WFL	WFL	
2	3'0" X 7'0" - 3/4"	GLASS	WFL	WFL	WFL	WFL	
3	3'0" X 7'0" - 3/4"	GLASS	WFL	WFL	WFL	WFL	
4	3'0" X 7'0" - 3/4"	GLASS	WFL	WFL	WFL	WFL	
5	3'0" X 7'0" - 3/4"	GLASS	WFL	WFL	WFL	WFL	
6	3'0" X 7'0" - 3/4"	GLASS	WFL	WFL	WFL	WFL	
7	3'0" X 7'0" - 3/4"	GLASS	WFL	WFL	WFL	WFL	
8	3'0" X 7'0" - 3/4"	GLASS	WFL	WFL	WFL	WFL	
9	3'0" X 7'0" - 3/4"	GLASS	WFL	WFL	WFL	WFL	



A LOWER FLOOR PLAN

SCALE 1/8" = 1'-0"

- WALL ASSEMBLY**
- 1. 4" MIN. INSULATION
 - 2. 4" MIN. INSULATION
 - 3. 4" MIN. INSULATION
 - 4. 4" MIN. INSULATION
 - 5. 4" MIN. INSULATION
 - 6. 4" MIN. INSULATION
 - 7. 4" MIN. INSULATION
 - 8. 4" MIN. INSULATION
 - 9. 4" MIN. INSULATION
 - 10. 4" MIN. INSULATION
 - 11. 4" MIN. INSULATION
 - 12. 4" MIN. INSULATION
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 - 18. 4" MIN. INSULATION
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 - 20. 4" MIN. INSULATION
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 - 88. 4" MIN. INSULATION
 - 89. 4" MIN. INSULATION
 - 90. 4" MIN. INSULATION
 - 91. 4" MIN. INSULATION
 - 92. 4" MIN. INSULATION
 - 93. 4" MIN. INSULATION
 - 94. 4" MIN. INSULATION
 - 95. 4" MIN. INSULATION
 - 96. 4" MIN. INSULATION
 - 97. 4" MIN. INSULATION
 - 98. 4" MIN. INSULATION
 - 99. 4" MIN. INSULATION
 - 100. 4" MIN. INSULATION

- WALL TYPE "A"**
- WALL TYPE "B"**

A1.1



REFUGEE/EXHIBIT BUILDING
LOWER LEVEL
AS SHOWN
05/26/2008

CENTER FOR HELLENIC STUDIES
PAIDEIA (UCONN)
DGC LANE
MANSFIELD, CONNECTICUT

REVISIONS	DATE	BY	APP
1	05/26/2008	SGN	SGN
2	05/26/2008	SGN	SGN
3	05/26/2008	SGN	SGN
4	05/26/2008	SGN	SGN
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16	05/26/2008	SGN	SGN
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04/12/2013

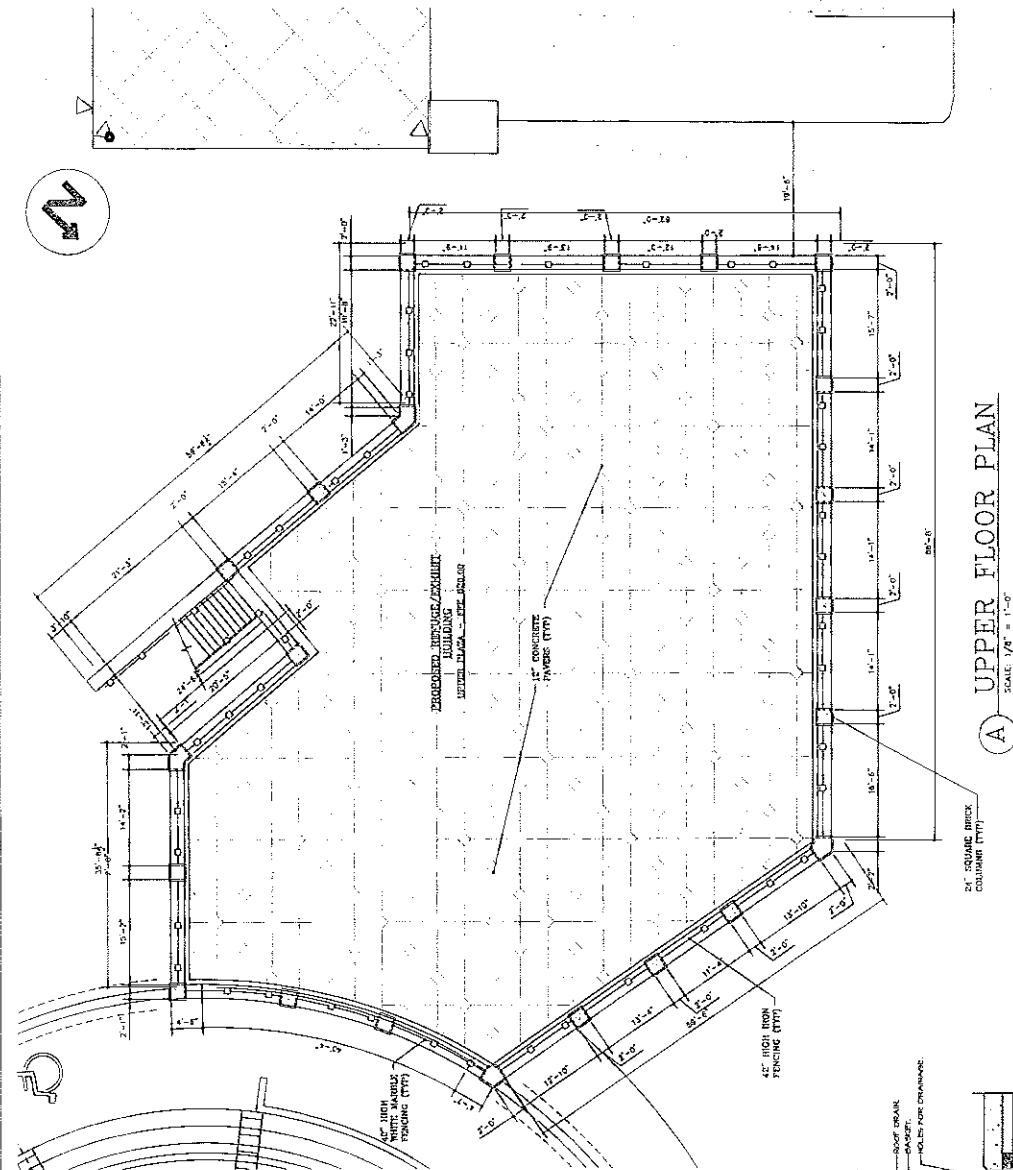
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02	10/2008	12	2008
03	08/2011	10	2011
04	02/2013	18	2013
05	03/2013	22	2013

CENTER FOR HELLENIC STUDIES
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MANSFIELD, CONNECTICUT

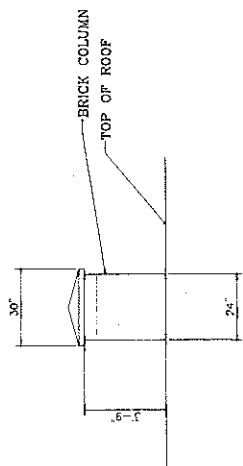
UPPER LEVEL
AS SHOWN
05/26/2008

ARCHITECTURE
PLANNING
DEVELOPMENT
S&S
S&S ARCHITECTS, P.C.
100 N. MAIN STREET, SUITE 200
MANSFIELD, CT 06108
TEL: 860.339.1234
WWW.S&SARCHITECTS.COM

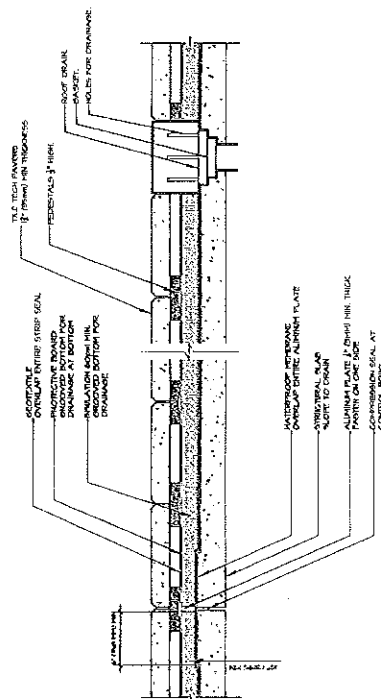
A1.2



A UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



B BRICK COLUMN DETAIL
SCALE: 1/8" = 1'-0"



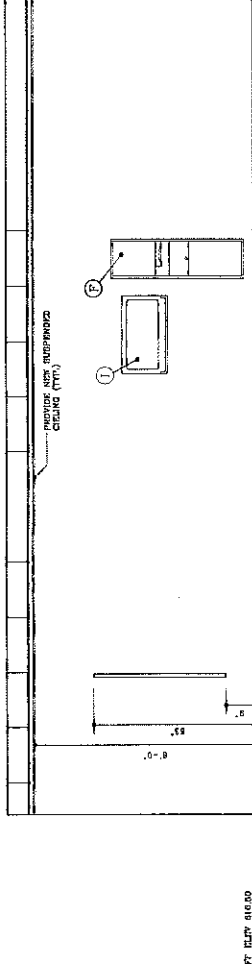
PEDESTAL PAVER SYSTEM ROOF DECK INSTALLATION

WASHROOM ACCESSORIES

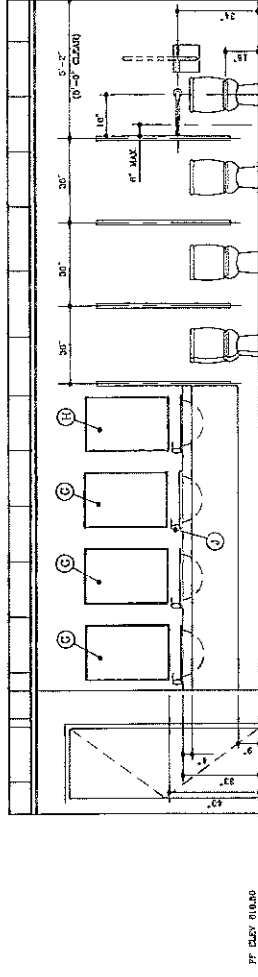
- A. B-3471 CLASSIC SERIES SEAT-COVER DISPENSER AND TOILET TISSUE
- B. B-5006 4' X 6' HORIZONTAL GRAB BAR
- C. B-3074 CLASSIC SERIES SEAT-COVER DISPENSER
- D. B-3074 CLASSIC SERIES SEAT-COVER DISPENSER
- E. B-2519 SURFACE MOUNTED BUFFER CHANGING
- F. B-2519 SURFACE MOUNTED BUFFER CHANGING
- G. B-2519 SURFACE MOUNTED BUFFER CHANGING
- H. B-2519 SURFACE MOUNTED BUFFER CHANGING
- I. B-2519 SURFACE MOUNTED BUFFER CHANGING
- J. B-2519 SURFACE MOUNTED BUFFER CHANGING
- K. B-2519 SURFACE MOUNTED BUFFER CHANGING
- L. B-2519 SURFACE MOUNTED BUFFER CHANGING
- M. B-2519 SURFACE MOUNTED BUFFER CHANGING
- N. B-2519 SURFACE MOUNTED BUFFER CHANGING
- O. B-2519 SURFACE MOUNTED BUFFER CHANGING
- P. B-2519 SURFACE MOUNTED BUFFER CHANGING
- Q. B-2519 SURFACE MOUNTED BUFFER CHANGING
- R. B-2519 SURFACE MOUNTED BUFFER CHANGING
- S. B-2519 SURFACE MOUNTED BUFFER CHANGING
- T. B-2519 SURFACE MOUNTED BUFFER CHANGING
- U. B-2519 SURFACE MOUNTED BUFFER CHANGING
- V. B-2519 SURFACE MOUNTED BUFFER CHANGING
- W. B-2519 SURFACE MOUNTED BUFFER CHANGING
- X. B-2519 SURFACE MOUNTED BUFFER CHANGING
- Y. B-2519 SURFACE MOUNTED BUFFER CHANGING
- Z. B-2519 SURFACE MOUNTED BUFFER CHANGING

NOTES:
1. WASHROOM ACCESSORIES AND TOILET PARTITIONS TO BE INSTALLED IN ACCORDANCE WITH MANHATTAN DISINFECTANT ACT (ADA) AND IN ACCORDANCE TO THE MANHATTAN WITH DISABILITY ACT (ADA)

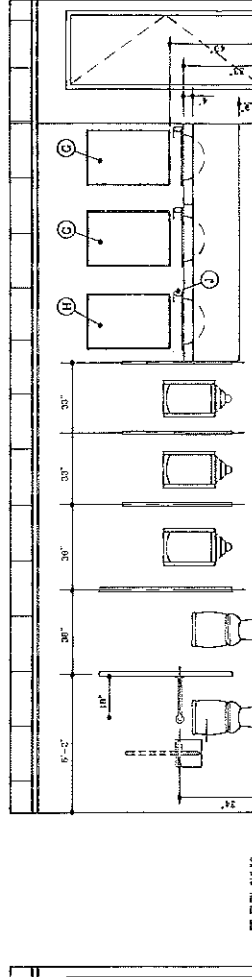
A ELEVATION
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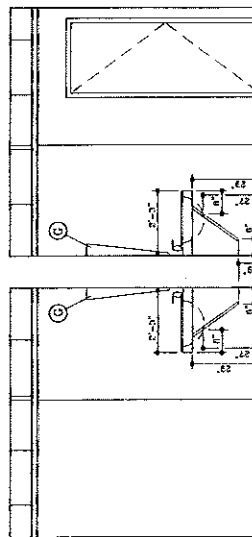
B ELEVATION
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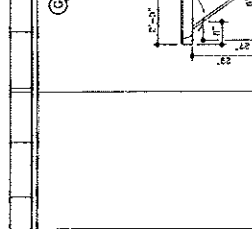
C ELEVATION
SCALE: 1/2" = 1'-0"



D ELEVATION
SCALE: 1/2" = 1'-0"



E ELEVATION
SCALE: 1/2" = 1'-0"



PROPOSED BATHROOM
ELEVATIONS
AS SHOWN 4/11/2002
DOG LANE
MANSFIELD, CONNECTICUT
PAIDEIA (UCONN)
CENTER FOR HELLENIC STUDIES

REVISIONS	DATE	BY	APP
04	12	2013	
04	12	2013	
04	12	2013	
09	12	2008	
09	12	2008	

ARCHITECTURE
PLANNING
DEVELOPMENT
SCN
2100 N. 1st St., Suite 100
Phoenix, AZ 85004
Tel: 602.254.1234
Fax: 602.254.1235
www.scnarchitect.com

A14

A15



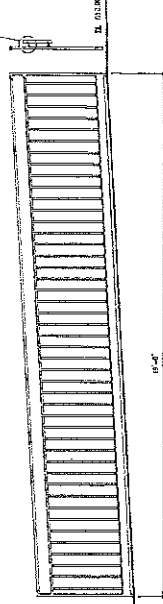
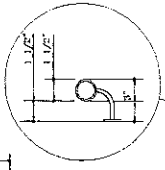
ARCHITECTURE
PLANNING
DEVELOPMENT

UPPER & LOWER
STAGE
AS SHOWN 05/26/2008

CENTER FOR HELLENIC STUDIES
PAIDEIA (UCONN)
DOG LANE
MANSFIELD, CONNECTICUT

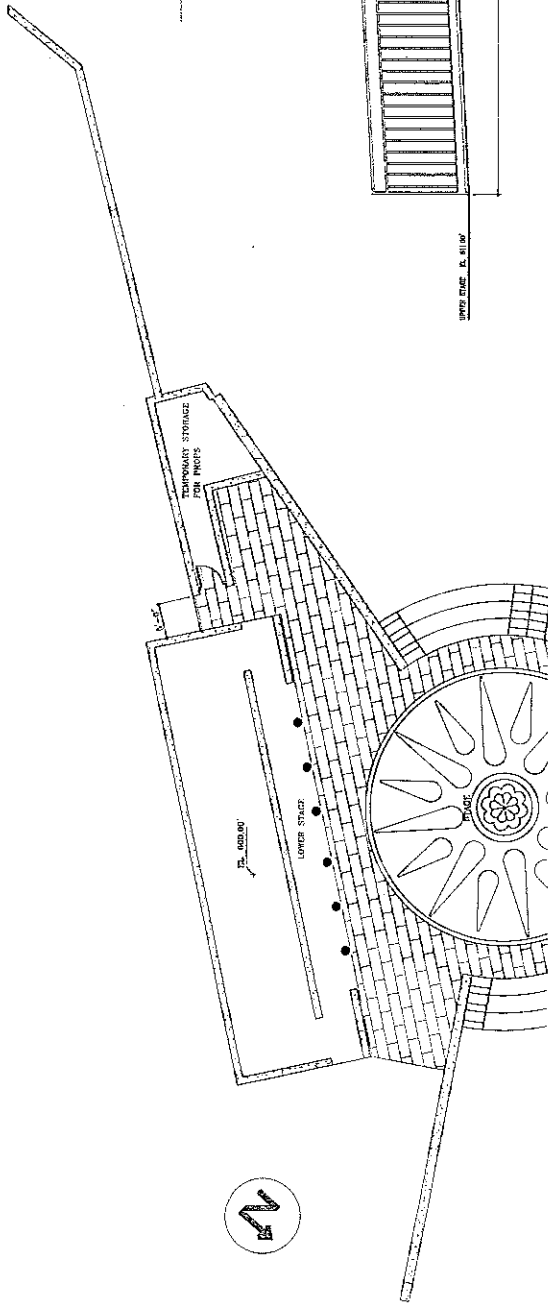
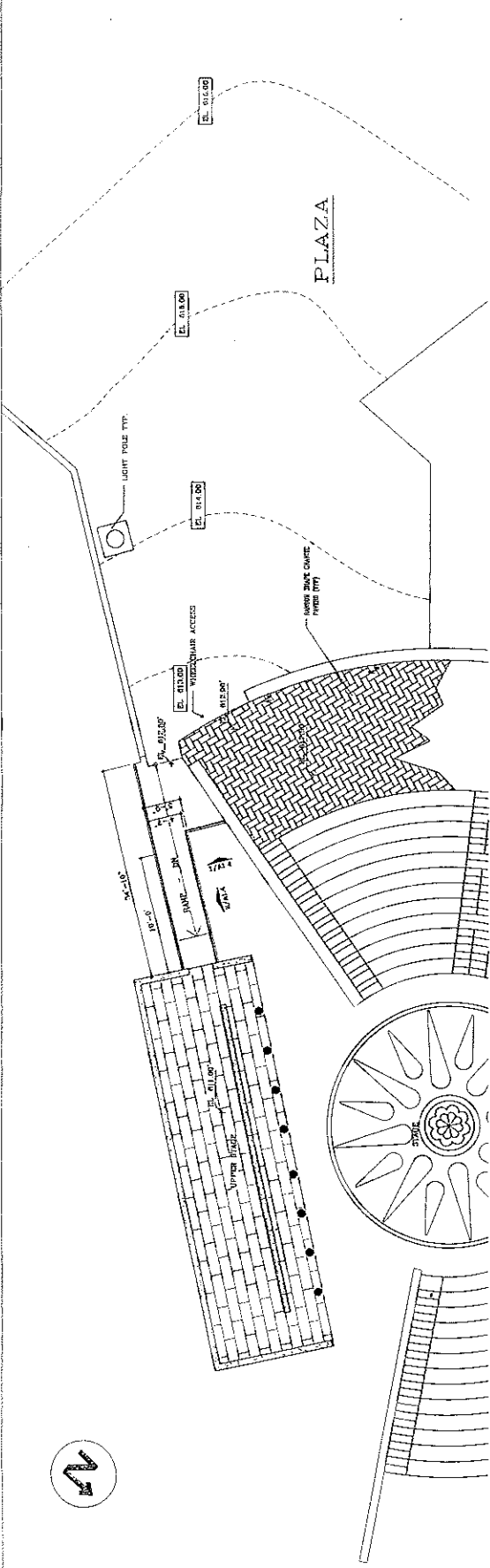
REVISIONS	
09	02 / 2008
02	12 / 2009
04	01 / 2010
02	18 / 2013
03	22 / 2013

04/22/2013



B UPPER STAGE
SCALE 1/8" = 1'-0"

A LOWER STAGE
SCALE 1/8" = 1'-0"



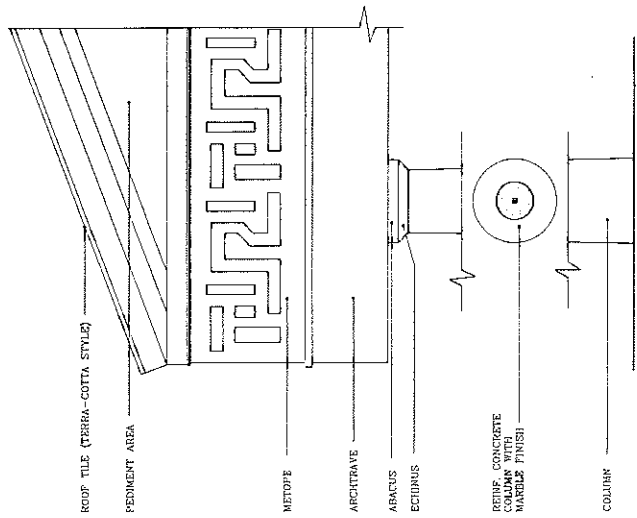
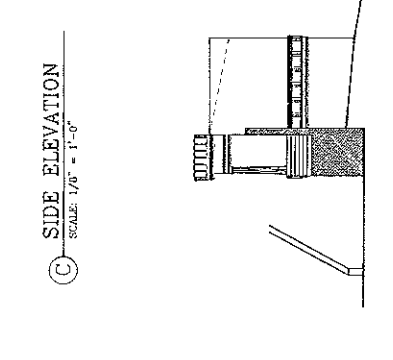
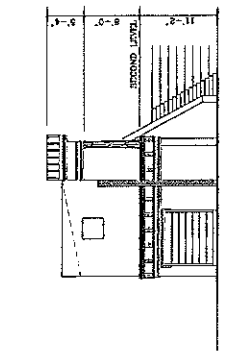
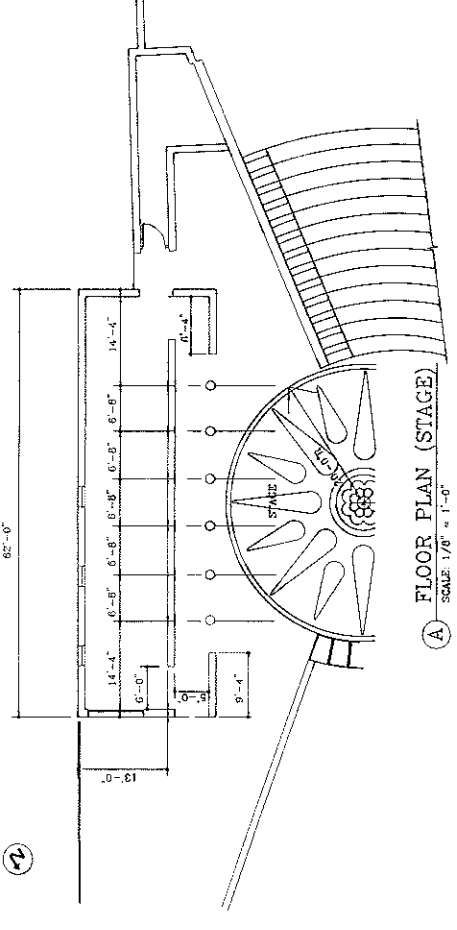
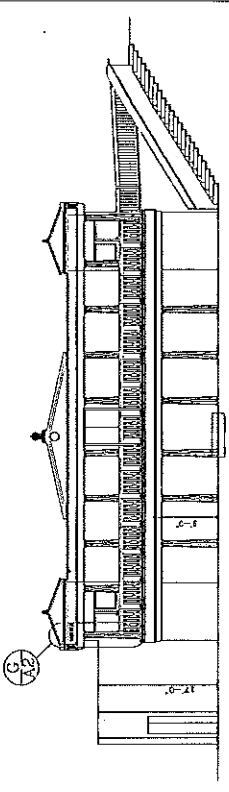
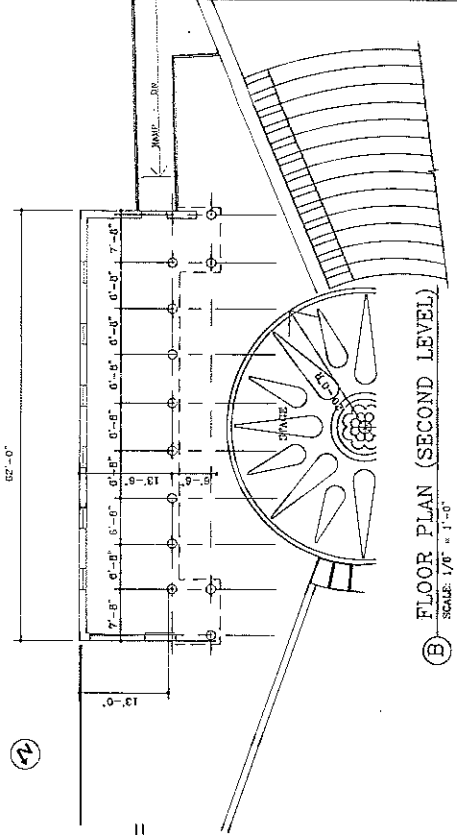
STAGE ELEVATIONS

AS SHOWN 05/26/2008
 DOG LANE
 MANSFIELD, CONNECTICUT
 CENTER FOR HELLENIC STUDIES
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REVISIONS	DATE	BY	APP'D
04	01	2010	
02	18	2013	
02	22	2013	
04	22	2013	

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 SGAZ
 237 N. MAIN ST. 3RD FL.
 NEW HAVEN, CT 06510
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 FAX: 203.328.1235
 WWW.SGAZ.COM

A2.1



ROOF TILE (TERRA-COTTA STYLE)
 PEDIMENT AREA
 METOPE
 ARCHITRAVE
 ABACUS
 ECHINUS
 IONIC CONCRETE
 COLUMN WITH
 MARBLE FINISH
 COLUMN

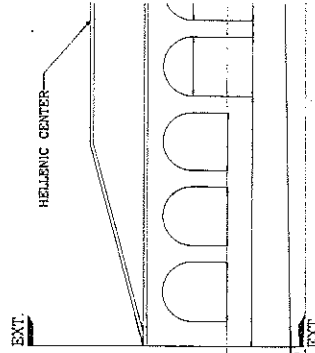
A22

sgz
 ARCHITECTURE
 PLANNING
 DEVELOPMENT
 217 W. Main St., Suite 100
 Springfield, MA 01103
 (413) 264-1111
 www.sgza.com

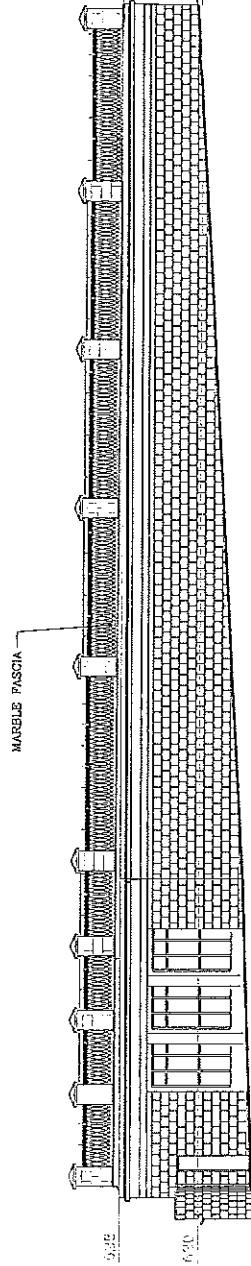
ELEVATIONS
 PROPOSED
 AS SHOWN 05/26/2008

CENTER FOR HELLENIC STUDIES
 PAIDEIA (UCONN)
 DOG LANE
 MANSFIELD, CONNECTICUT

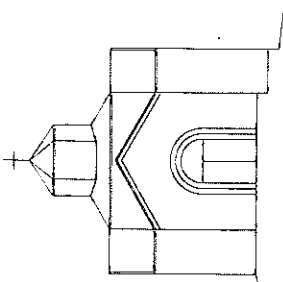
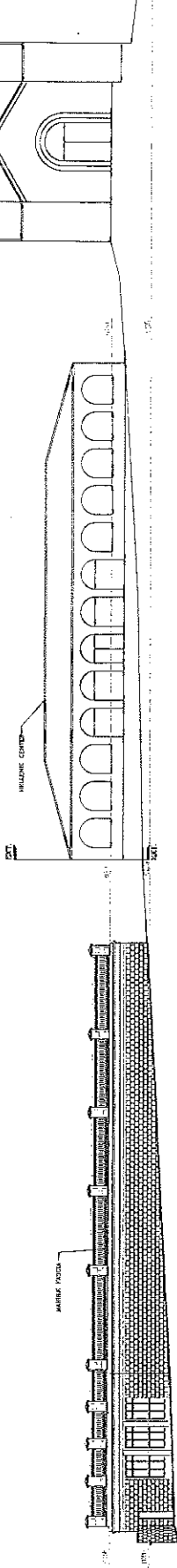
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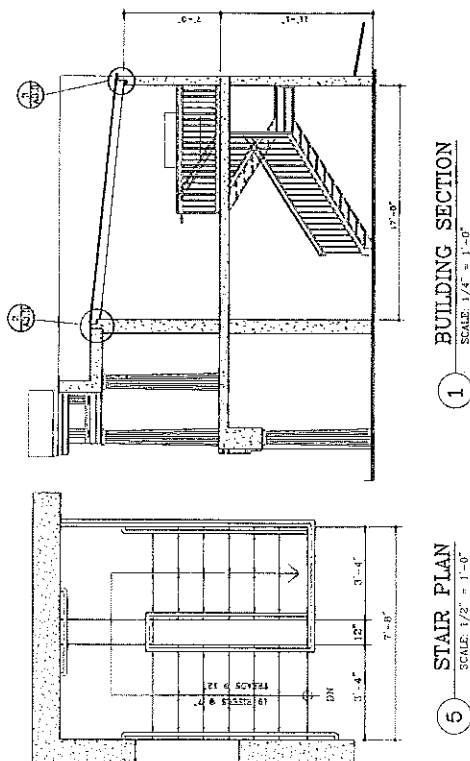
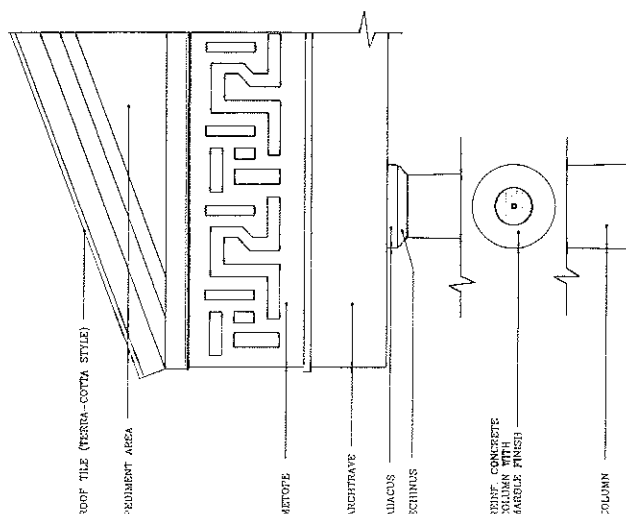
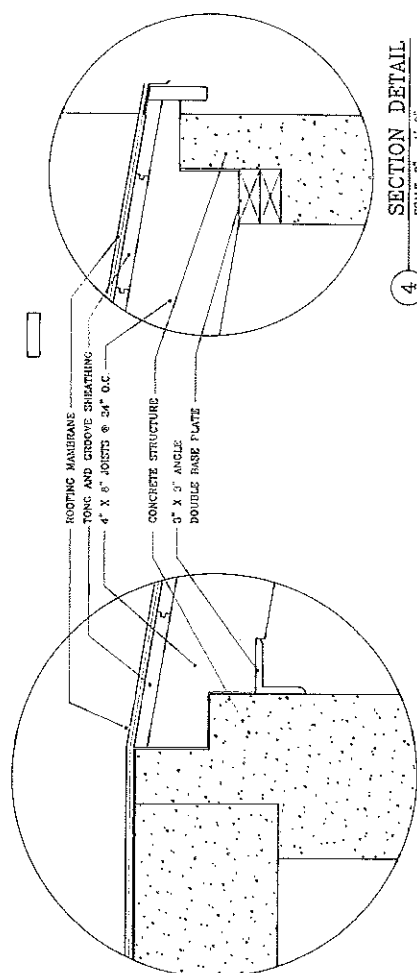
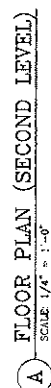


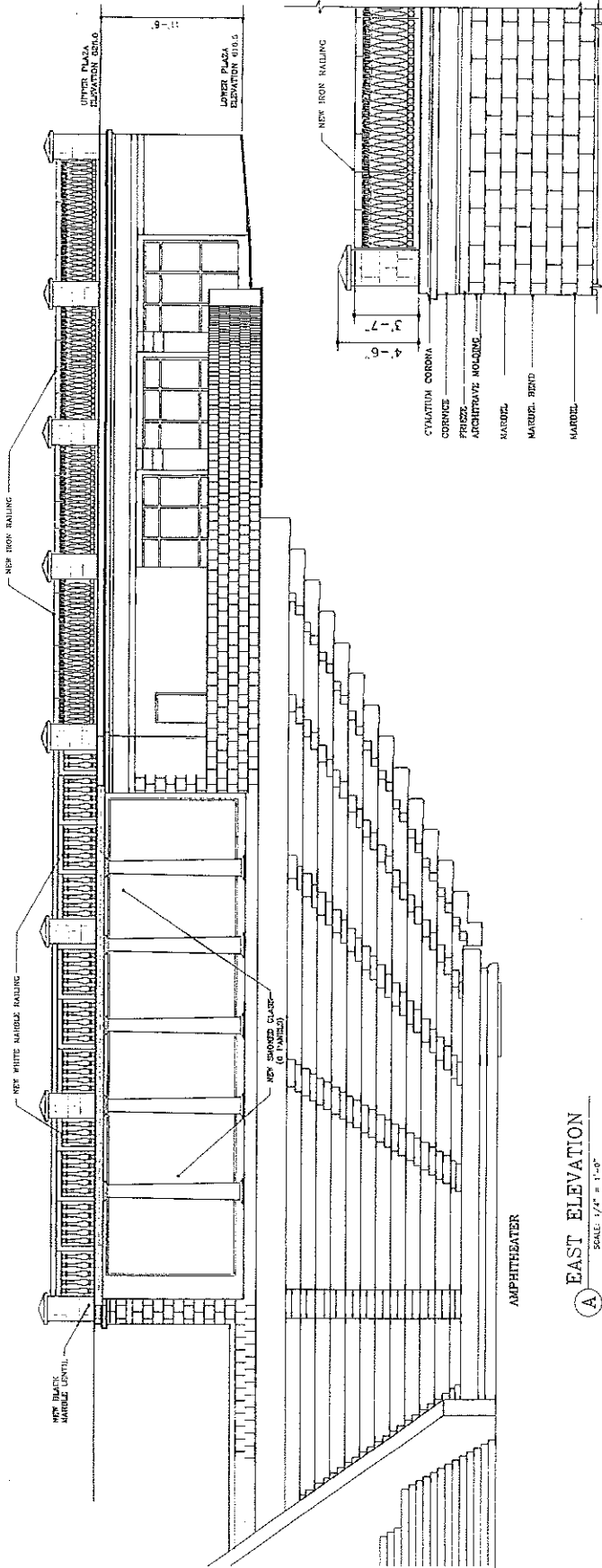
(B) NORTHWEST ELEVATION
 SCALE: 1" = 1'-0"



(A) NORTHWEST ELEVATION
 SCALE: 1" = 10'-0"

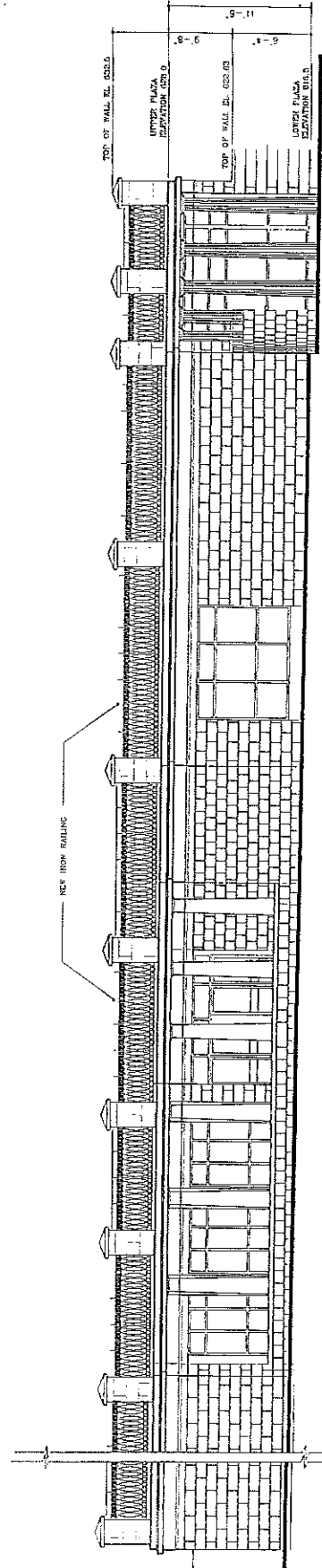






EAST ELEVATION

SCALE: 1/4" = 1'-0"



A SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

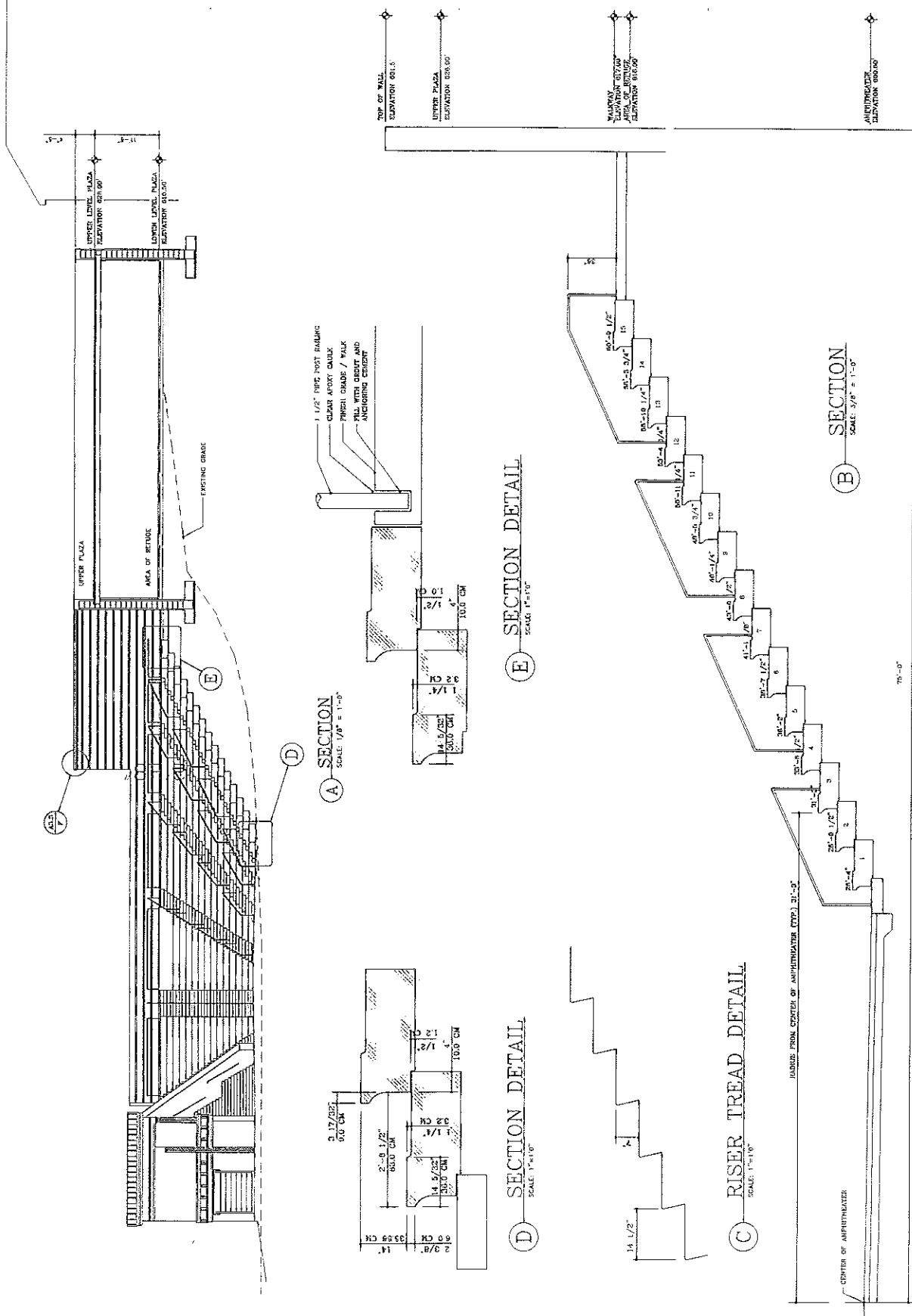
REVISIONS	
02 / 18 /	2013
03 / 22 /	2013
04 / 12 /	2013

E SECTION DETAIL
SCALE: 1" = 1'-0"

SECTION DETAIL
SCALE: 1"=1'-0"

B SECTION
SCAL: 3/8" = 1'-0"

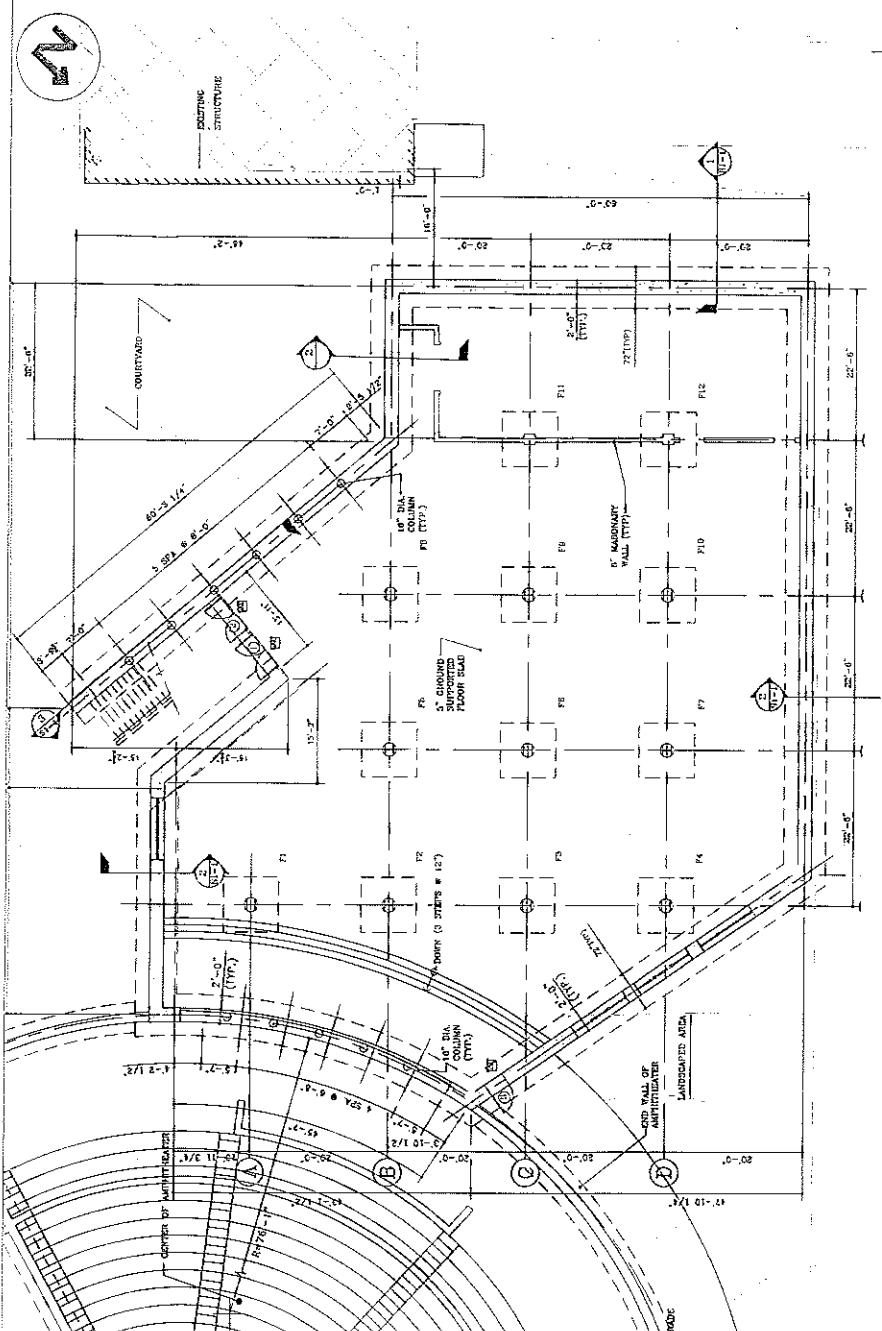
C
RISER TREAD DETAIL
SCALE: 1"=1'-0"



REVISIONS	DATE	BY	APP'D
02	18	2013	
03	22	2013	
04	12	2013	

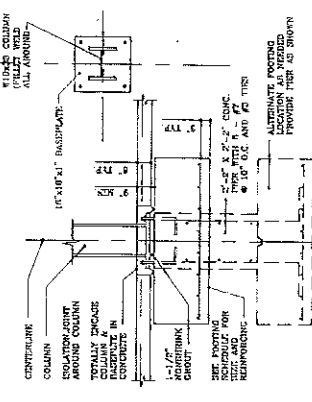
STRUCTURAL ENGINEER
PAUL A. YSAKOPOULOS P.E.
100 WEST MAIN STREET, NORWICH, CT 06258

S1.1

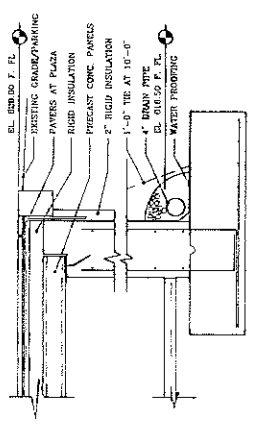


A FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

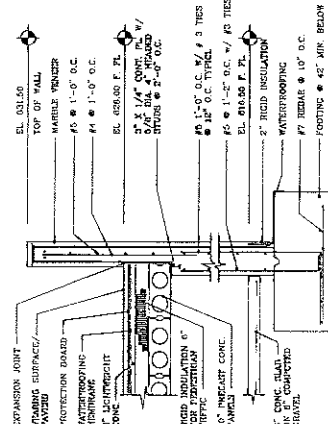
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MARK	SIZE	THICKNESS	REINFORCING
F1	6'-0" x 6'-0"	2'-0"	F1 REBAR # 10 @ 10" O.C.
F2	8'-0" x 6'-0"	2'-0"	F2 REBAR # 10 @ 10" O.C.
F3	8'-0" x 6'-0"	2'-0"	F3 REBAR # 10 @ 10" O.C.
F4	8'-0" x 6'-0"	2'-0"	F4 REBAR # 10 @ 10" O.C.
F5	8'-0" x 6'-0"	2'-0"	F5 REBAR # 10 @ 10" O.C.
F6	8'-0" x 6'-0"	2'-0"	F6 REBAR # 10 @ 10" O.C.
F7	8'-0" x 6'-0"	2'-0"	F7 REBAR # 10 @ 10" O.C.
F8	8'-0" x 6'-0"	2'-0"	F8 REBAR # 10 @ 10" O.C.
F9	8'-0" x 6'-0"	2'-0"	F9 REBAR # 10 @ 10" O.C.
F10	8'-0" x 6'-0"	2'-0"	F10 REBAR # 10 @ 10" O.C.
F11	8'-0" x 6'-0"	2'-0"	F11 REBAR # 10 @ 10" O.C.
F12	8'-0" x 6'-0"	2'-0"	F12 REBAR # 10 @ 10" O.C.



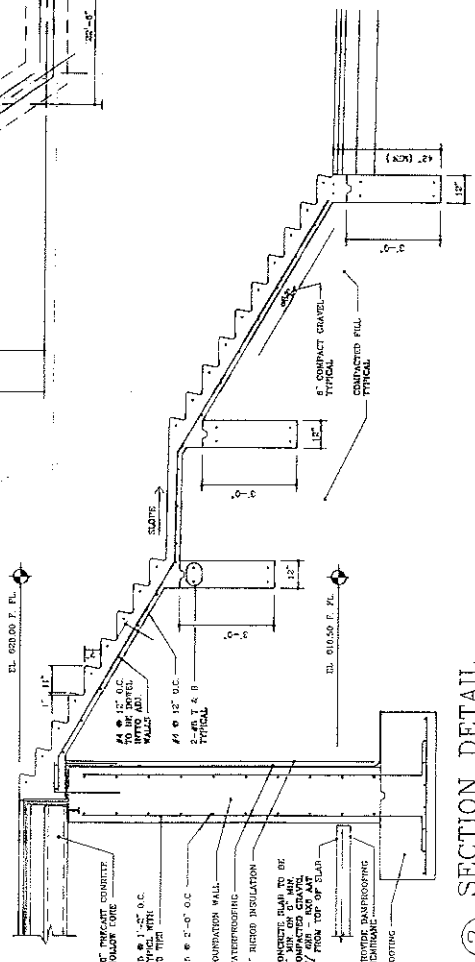
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1 SECTION DETAIL
SCALE: 1/2" = 1'-0"

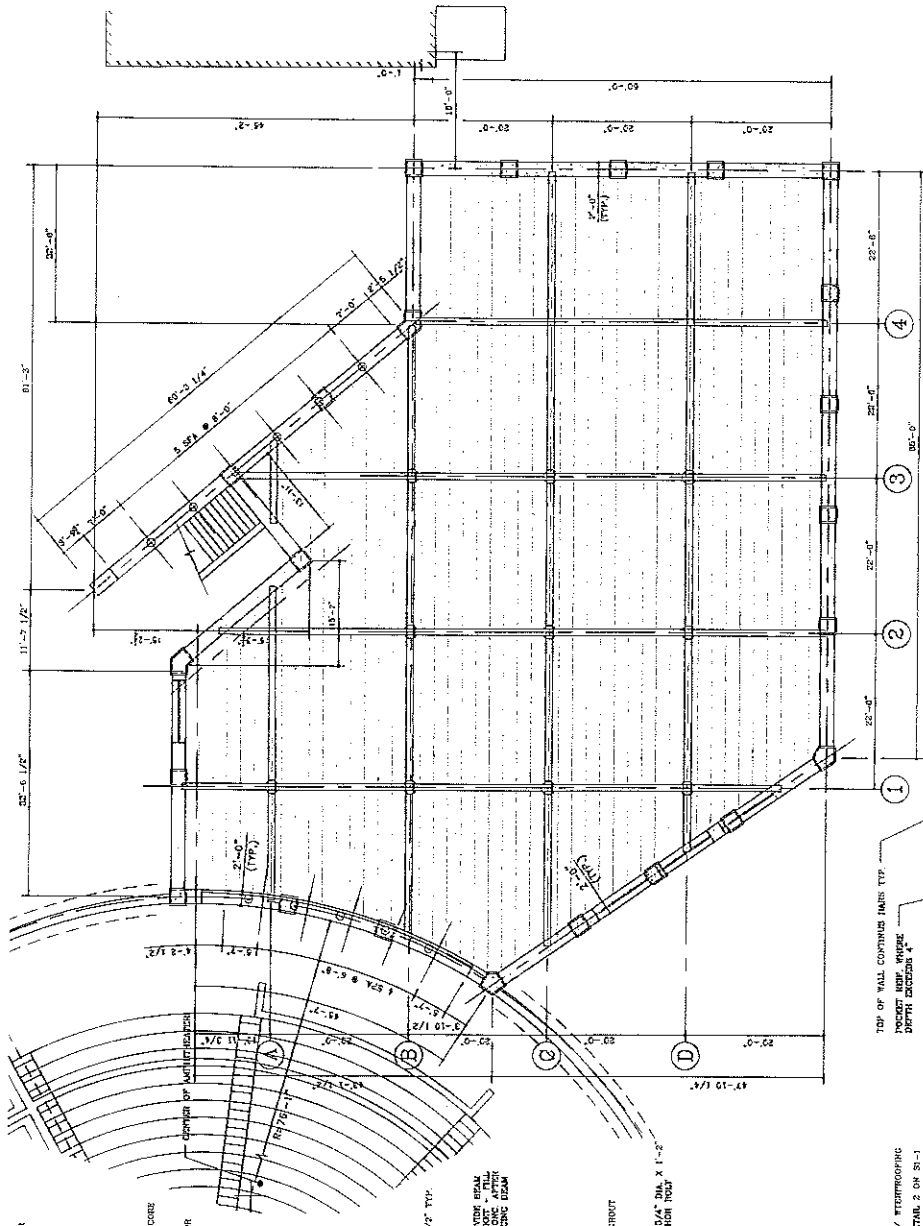


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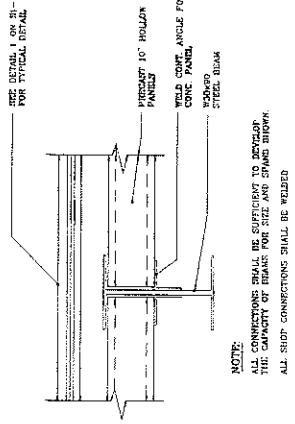


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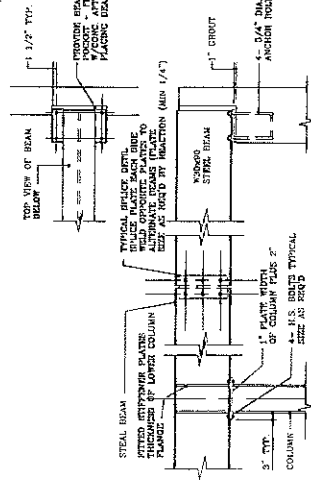
REVISIONS	DATE	BY
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03	22 / 2013	
04	12 / 2013	



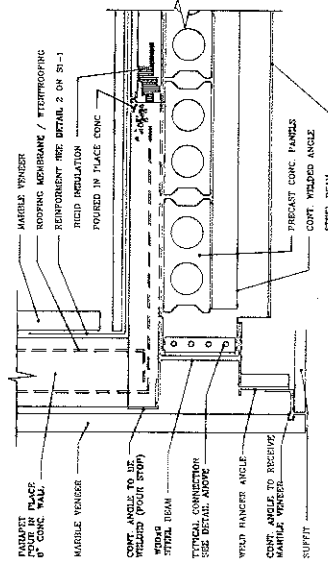
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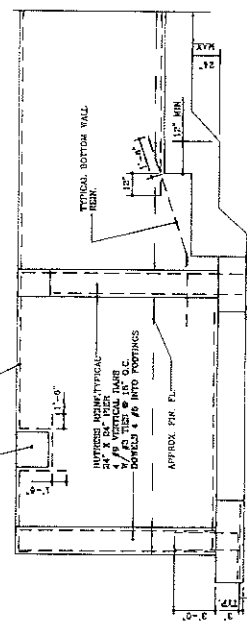
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2 SECTION DETAIL
SCALE: 1/2" = 1'-0"



4 SECTION DETAIL
SCALE: 1" = 1'-0"



3 BUTRESS, POCKET, & STEPPED FTG
NO SCALE

513

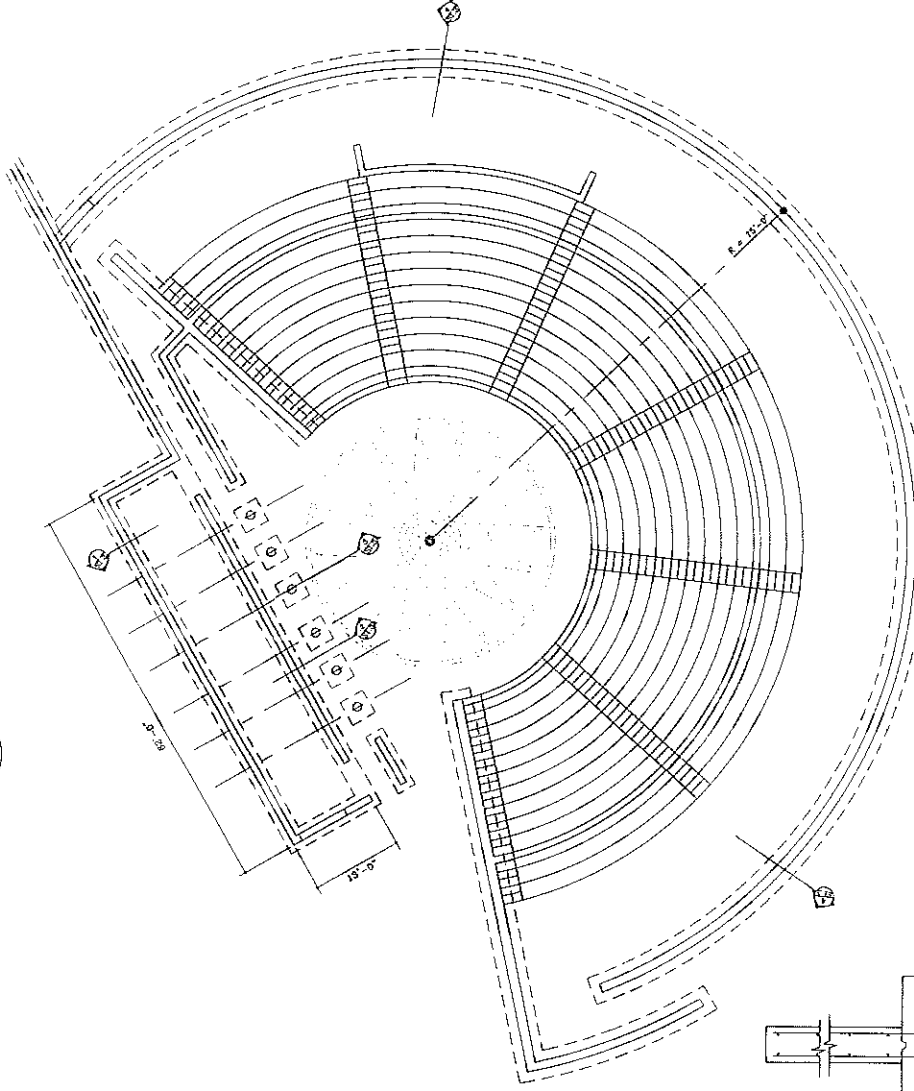
STRUCTURAL ENGINEER
PAUL A. TSAKPOPOULOS P.E.
378 WEST MAIN STREET, HARTFORD, CT 06103

REVISIONS	
02	18 / 2013
03	22 / 2013
04	12 / 2013

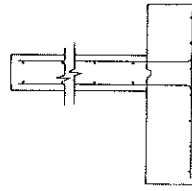
CENTER FOR HELLENIC STUDIES
PAIDEIA (UCONN)
DOG LANE
MANSFIELD, CONNECTICUT

FOUNDATION
PLAN (UPPER)
AS SHOWN 02/15/2003

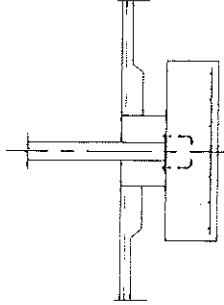
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SCALE: 1/8" = 1'-0"



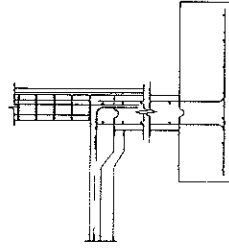
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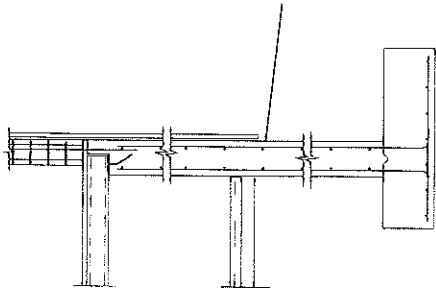
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② SECTION DETAIL
SCALE: 1/2" = 1'-0"



① SECTION DETAIL
SCALE: 1/2" = 1'-0"



RECEIPT OF APPLICATION FOR AMENDMENT TO THE ZONING REGULATIONS:

_____, MOVE and _____ seconds to receive the application

submitted by Storrs Center Alliance, LLC

to Create a new Article X, Section S.4.a (xxvii)

of the Mansfield Zoning Regulations, File #1246-13

as submitted to the Commission, and to instruct the applicant to work with the on final wording prior to advertising, and to refer said application to WINCOG and the Town Attorney for review and comment and to set a Public Hearing for June 17, 2013.

APPLICATION TO AMEND THE ZONING REGULATIONS
(See Article XIII of the Zoning Regulations)

File # _____

Date _____

1. **APPLICANT** Storrs Center Alliance LLC
(Please **PRINT**)
Street Address P.O. Box 878, 233 Route 17
Town Tuxedo Park, NY

Howard Kaufman
(Signature)
Telephone 845-351-2900
Zip Code 10987

2. **AGENT** who may be contacted directly regarding this application:

Thomas P. Cody
Name (please PRINT)

Robinson & Cole LLP
Address
280 Trumbull Street, Hartford, CT 06103
Telephone number

3. List article(s)/section(s) of Zoning Regulations to be amended:
(Consideration should be given to interrelated sections that must also be modified to ensure consistency within the Regulations)

This amendment would create a new Article Ten, Section S.4.a(xxvii)

4. Exact wording of proposed amendment(s) – use separate sheet if necessary:

See attached.

5. Statement of Justification addressing approval considerations of Article XIII, Section C and

- (1) substantiating the proposal's compatibility with Mansfield's Plan of Development;
- (2) the reasons for the proposed amendment (including any circumstances or changed conditions that justify the proposal and how the amendment would clarify or improve the Zoning Regulations);
- (3) the effect the change would have on the health, safety, welfare and property values of Mansfield residents

(use separate sheet if necessary)

See attached.

(over)

6. The following have been submitted as part of this application:

 X Application fee

 X Reports or other information supporting the proposed amendment (list or explain):

1. Memorandum by Desman Associates dated January 29, 2013 entitled

"Storrs Center, Proposed Inclusion of Hotel, Analysis of Potential Impacts to
Master Parking Study"

2. Memorandum by BL Companies dated May 14, 2013, entitled "Storrs Center, Trip
Generation Comparison, Hotel versus Residential Use, Storrs Center Special Design
District"

(end of applicant's section)

* * * * *

(for office use only)

Date application was received by PZC: _____ Fee submitted _____

Date of Public Hearing _____ Date of PZC action _____

Action: Approved _____ Effective _____

Denied _____

Comments:

Chairman, Mansfield Planning & Zoning Commission

Date

Proposed Zoning Text Amendment - Mansfield Zoning Regulations, Article Ten, Section S

[Zoning Regulations Article Ten, Section S.4.a includes a list of 26 different land uses allowed in the Storrs Center Special Design District. The proposed new text is noted as subsection (xxvii) at the end of this section in double underlining]

4. Uses Permitted in the Storrs Center Special Design District

- a. The following land uses are allowed within the Storrs Center Special Design District, whether in separate buildings or in mixed use buildings and whether owned or leased:
 - (i) Single family residences
 - (ii) Two-family residences
 - (iii) Multi-family residences
 - (iv) Age-restricted multi-family residences as defined in Article VII, Section H
 - (v) Live-work units (defined as a mixed use unit that includes a direct internal connection between office or retail space and residential space, whether on the same or different floors).
 - (vi) Use of residence for personal business purposes as defined in Article VII, section D
 - (vii) Retail uses
 - (viii) Restaurants, including sit-down and take-out varieties
 - (ix) Banks and financial institutions
 - (x) Offices, including medical offices and physical therapy clinics
 - (xi) Personal service shops including, but not limited to, beauty salon, barber, and tailoring
 - (xii) Photocopying, facsimile, document processing, courier and similar services
 - (xiii) Repair services or businesses, including the repair of bicycles, electronics, home appliances, office equipment, watches, clocks, clothing, shoes and similar uses, but excluding the repair of internal combustion engines
 - (xiv) Commercial printing or production accessory to an on-site retail business, provided the following conditions are met:
 - (1) the floor area used for such printing or production shall be limited to 3,000 square feet;

- (2) all goods prepared shall be sold to customers on the premises; and
- (3) no floor drains or other direct connections to the exterior of the building shall be permitted
- (xv) Governmental and civic uses, including but not limited to post offices, libraries, University of Connecticut uses, Town of Mansfield uses, parks, squares and greens
- (xvi) Art galleries or studios, museums, music recital halls, cinemas, and theaters of all types
- (xvii) Dance halls and juice bars not serving alcohol
- (xviii) Live music, whether as a principal or accessory use, so long as it is conducted at acceptable noise levels in conformance with all codes and ordinances of the Town.
- (xix) Public and private parking garages
- (xx) Public and private parking lots
- (xxi) Self-service laundromats, and laundry and dry-cleaning drop-off and pick-up, provided no dry cleaning is conducted on the premises
- (xxii) Public or private schools
- (xxiii) State licensed or registered day-care centers
- (xxiv) Recreation facilities, whether public or private and whether indoors or outdoors, such as health clubs, physical fitness centers, gyms, playgrounds, and billiard halls
- (xxv) Private clubs, such as university faculty clubs, university graduate clubs and clubs for civic or religious organizations, with or without residential units, but excluding clubs or housing for student fraternities, sororities and other student groups.
- (xxvi) Sale of alcoholic liquor, subject to the provisions of all town ordinances.
- (xxvii) Hotels.

APPLICATION BY:

STORRS CENTER ALLIANCE LLC

TEXT AMENDMENT TO THE MANSFIELD ZONING REGULATIONS
(PERTAINING TO THE ADDITION OF A HOTEL USE WITHIN THE SC-SDD)

STATEMENT OF JUSTIFICATION

Introduction

This is an application to amend the text of the Mansfield Zoning Regulations relative to the Storrs Center Special Design District (SC-SDD). The SC-SDD area consists of several different neighborhoods within approximately 47 acres of land generally located on the east side of Storrs Road (Route 195) between Post Office Road (now named Charles Smith Way)/South Eagleville Road on the south and land along Dog Lane on the north. This application would amend the Zoning Regulations to add “hotels” as an allowed use within the SC-SDD.

Background

Following a competitive selection process in 2003, Storrs Center Alliance LLC (“SCA”) was selected to be the master developer of Storrs Center. The sole member of SCA is LeylandAlliance LLC, a real estate development firm based in Tuxedo Park, New York that specializes in traditional neighborhood development. SCA worked with the Mansfield Downtown Partnership (the “Partnership”) and its consultants to prepare the Storrs Center Municipal Development Plan (“MDP”) in a manner consistent with the requirements of General Statutes Chapter 132. The MDP was approved by the Partnership and the Mansfield Town Council in the fall of 2005. The plan was subsequently approved by the Connecticut Department of Economic and Community Development and the Secretary of the Office of Policy and Management in early 2006.

As set forth in the MDP, Storrs Center was envisioned to be a mixed use neighborhood designed to create a vibrant Main Street experience within a shared public realm. Structured and surface parking would be provided in accordance with the plan to support the needs of the various neighborhoods. The developed portion of the new community would occupy about one-third of the overall site. A large part of the project area would be reserved for conservation as part of an effort to establish an environmentally balanced and intelligent approach to the use of the land.

SCA and the Partnership, working with a team of professional architects, planners, scientists, engineers and legal counsel, jointly prepared materials to create a special design district for Storrs Center. In June, 2007, the Mansfield Planning & Zoning Commission rezoned 47 acres of land in the center of Storrs to the newly-created Storrs Center Special Design District. The intent of the new zoning designation was to facilitate

the redevelopment of a portion of the downtown Storrs area that was previously developed with a mix of mainly commercial uses.

Following the approval of the new zoning district for Storrs Center, extensive site planning, building design and engineering work continued. Various federal, state and local permits and approvals were obtained. The Town of Mansfield approved zoning permits for the first two phases of construction of Storrs Center near the town square. The first two mixed use buildings are complete, and a third is nearing completion. Zoning permits have also been approved for the parking garage and intermodal center, Village Street and transit pathways, and Post Office Road and the Post Office site. Construction of the parking garage is complete, and roadway improvements to Storrs Road and the Village Street are underway. Twenty-five acres of land were conveyed from the University to the Town of Mansfield for permanent protection as open space.

The Planning & Zoning Commission recently approved an amendment to the SC-SDD zoning map to provide for the construction of a new supermarket in the Market Square area of Storrs Center. This amendment reduced the overall development program in the Market Square area, including a net reduction of over 43,000 square feet of retail/commercial space as compared to the original approval. The application also modified elements of the preliminary master plan, such as parking, landscaping, and drainage improvements, as necessary to enable the development of this supermarket.

Summary of Proposed Zoning Text Amendment

The proposed zoning text amendment would add “hotels” to the list of allowed uses within the Storrs Center Special Design District.

The Zoning Regulations already set forth a list of 26 different land uses allowed within Storrs Center. The core development area of Storrs Center, which largely overlies previously or currently developed property along Storrs Road and Dog Lane, was envisioned to include a commercially oriented mixed use zone designed to create a vibrant Main Street experience with a shared public realm. Buildings in the commercial mixed use zone were anticipated to combine retail, office, restaurant and residential uses in a variety of forms. In addition, structured and surface parking was planned to support the needs of the various neighborhoods. Civic uses would also be allowed throughout the project, including public open spaces such as streets, sidewalks, the town square, and small plazas and terraces.

The Storrs Center Special Design District map provides that at the heart of Storrs Center will be a town square. A significant portion of the town square in Storrs Center is now coming to life in ways that are very similar to what was envisioned. The north and east sides of the town square are nearly complete: construction of two mixed use buildings and a parking garage is complete, and a third mixed use building is under construction. Over 290 residential units are occupied or nearing completion in this area, with very high occupancy rates. Restaurants and stores are opening up along Dog Lane and the Village Street near the town square (now named Royce Circle), bringing activity and vitality to

the area. Streetscape improvements to Storrs Road are underway, and installation of landscaping and sidewalks in the town square itself will take place this year.

With the development of the areas fronting the town square on the north and east sides nearly complete, an opportunity has arisen to complete the development of the south side of the town square. Two buildings are planned in the Phase 1C area. The first would be a mixed use building facing the town square, Storrs Road and Royce Circle with retail/restaurant space and a terrace on the ground floor and apartments above. To the south of this building, separated by a driveway with a porte cochere drop-off area, would be a new hotel. The hotel would be located on the south side of Parcel 1C, adjacent to the Storrs Commons center. Hotel parking could be located beneath the hotel, which would be accessed from Royce Circle.

At the time the Storrs Center Special Design District was initially approved in 2007, the real estate market for a hotel in this area was not particularly strong. Although the concept that a hotel might be located within Storrs Center was described in the MDP, the Storrs Center Special Design District was approved by the Planning & Zoning Commission without specific mention of a hotel as an allowed use.

With the Storrs Center vision now coming to life in the form of new residences, restaurants, shops and public spaces, a hotel would be an excellent complement to what is taking shape. A hotel would further the MDP's goal "that the square becomes a primary destination in the region." A new hotel would create a lodging and hospitality option right in the heart of Storrs Center.

In terms of urban form and function, a hotel will fit very well with the buildings and uses in this part of Storrs Center. For example, the parking demands and traffic generation patterns for a hotel are very similar to the residential uses that the hotel would likely replace. No greater impacts from a hotel would be expected beyond what has already been planned for in Storrs Center. None of the other infrastructure components of Storrs Center, such as utilities, drainage, and water and sewer service, would need to be changed in any significant way to accommodate a hotel. It is not expected that the introduction of a hotel use would require any changes to the design guidelines that have been created for Storrs Center. In short, a hotel would fit seamlessly into the fabric of Storrs Center, both as it was originally planned and as it is now taking shape.

Following is a summary of how the proposed zoning text amendment relates to specific zoning-related issues:

Traffic – a hotel use will not have a materially different effect on traffic operations in the area as compared to a comparable number of residential units. SCA, through its consultant BL Companies, analyzed the amount of vehicular traffic that would be anticipated from a hotel as compared to residential uses. The analysis concluded that a 100 room hotel would have no perceptible impact on traffic operations as compared to 100 residential units (see attached report entitled "Storrs Center, Trip Generation

Comparison, Hotel versus Residential Use, Storrs Center Special Design District” prepared by BL Companies dated May 14, 2013).

Parking and Circulation – a hotel use will not have a materially different effect on parking and circulation as compared to the previously approved residential uses. SCA, through its consultant Desman Associates, analyzed the parking demand from a hotel as compared to residential uses in Storrs Center. The hotel parking demand is similar to, or less than, the parking demand anticipated from residential uses. In addition, the hotel could provide parking on site below the hotel, which would add to the parking supply in Storrs Center and therefore be an enhancement to parking and circulation (see attached letter report entitled “Storrs Center, Proposed Inclusion of Hotel, Analysis of Potential Impacts to Master Parking Study” prepared by Desman Associates dated January 29, 2013).

Utilities – a hotel use will not have a materially different effect on utilities as compared to residential uses. A full utilities plan was approved as part of the original SC-SDD zoning map amendment approved by the Commission. The hotel use does not introduce utility impacts different from the approved zoning map amendment.

Stormwater – a hotel use will not have a materially different effect on the stormwater management system as compared to residential uses. A comprehensive stormwater drainage system was approved as part of the zoning map amendment approved by the Planning and Zoning Commission. The hotel use does not introduce any different stormwater drainage impacts as compared to the impacts studied in the already approved zoning map amendment.

Information Requirements and Approval Considerations in Article XIII, Sections B, D

Zoning Regulations Article XIII, Section B sets forth certain requirements for information to be submitted in conjunction with any petition to amend the Zoning Regulations.

1. Compatibility of the proposal with respect to the Mansfield Plan of Conservation and Development: For all of the reasons set forth in this application, the applicant believes that the proposed zoning text amendment is consistent with the 2006 Mansfield Plan of Conservation and Development. In addition, the amendment is consistent with the MDP. The Partnership recently approved a minor modification of the MDP to clarify that a hotel is an allowed use in Storrs Center.
2. Reasons for the particular changes: The principal reason for the proposed zoning regulation amendment is to amend the text of Article Ten, Section S.4.a of the Regulations to add “hotels” as an allowed land use within the Storrs Center Special Design District.
3. Effects on the health, safety, welfare and property values of Mansfield residents: The proposed zoning text amendment will not significantly change

the essential character of Storrs Center, either as it was originally intended or as it is emerging during construction. The project will still include a wide mix of land uses, including residential, retail, restaurant and commercial uses. This complementary range of land uses will provide needed housing, shopping, services, and entertainment opportunities for all Mansfield residents. The project will continue to be pedestrian-friendly and encourage pedestrian movement both within and near the project. The addition of a hotel to the list of allowed land uses within Storrs Center will enable an appropriately designed hotel to be developed and bring with it new services and conveniences for residents and visitors to Storrs Center. Hotel guests would also be supportive of the restaurants and other retail businesses in and around Storrs Center.

Zoning Regulations Article XIII, Section D sets forth the following approval considerations for the Planning and Zoning Commission:

1. The proposal is complete and contains all required application information. The applicant believes that the application is complete and contains all of the information required by the Zoning Regulations relative to a zoning text amendment, including a signed application form, application fee, statement of use, and the specific text of the proposed amendment.
2. The proposal is consistent with the goals, policies and recommendations contained within the Mansfield Plan of Conservation and Development. For all of the reasons stated above, the applicant believes that the proposal is consistent with the Mansfield Plan of Conservation and Development. In particular, the proposed amendment is consistent with the following provision:

To strengthen and encourage an orderly and energy-efficient pattern of development with sustainable balance of housing, business, industry, agriculture, government and open space and a supportive infrastructure of utilities, roadways, walkways, and bikeways, and public transportation services.

- Objective c: To encourage mixed use developments, such as the Storrs Center “Downtown” project, in areas with existing or potential sewer and public water.
3. The proposal is consistent with the expression of regulatory intent and purpose contained in Article I of these regulations and Section 8-2 of the Connecticut General Statutes. This zoning text amendment is consistent with the purpose contained in Article I of the Zoning Regulations, in that the proposal will enable a hotel to be developed within Storrs Center. The text amendment protects the health, safety, convenience and welfare of the residents of Mansfield, as described above.

4. Any proposal to amend the Zoning Regulations is: appropriately-worded and legally sound and comprehensive and consistent with respect to other regulatory provisions. This one word zoning text amendment is appropriately worded and legally sound. The existing SC-SDD zoning, in addition to all of the planning work that has been done by the Town, the Partnership, the University, and Storrs Center Alliance, indicate that this proposal will have a positive impact on the existing land uses in the surrounding area.

STORRS CENTER

Trip Generation Comparison

Hotel versus Residential Use

Storrs Center Special Design District

May 14, 2013

OVERVIEW

Storrs Center Alliance LLC has proposed an amendment to the text of the Mansfield Zoning Regulations that would add "hotels" to the list of allowed uses within the Storrs Center Special Design District. This memo considers what traffic impacts, if any, would result from the development of a hotel instead of a comparable number of residential units in Storrs Center. For the purpose of this comparison, we have assumed that a 100 room hotel is developed instead of 100 residential units. We conclude that no perceptible change in traffic operations would result from the development of a 100 room hotel instead of 100 residential units in Storrs Center.

METHODOLOGY OF TRIP GENERATION COMPARISON

The approved Master Traffic Study, prepared in February of 2007 and the initial State Traffic Commission (STC) Application for Storrs Center, submitted in April of 2008, utilized trip rates for the residential component of the project as shown in Table 1. The rates for a hotel, also shown in Table 1, are those found in "Trip Generation", 9th Edition, published by the Institute of Transportation Engineers (ITE).

Table 1
Peak Hour Vehicle Trip Rates

Use	Unit	AM Peak Hr	PM Peak Hr
Residential	Dwelling Unit (DU)	0.31	0.57
Hotel	Rooms	0.67	0.70

In addition, due to the nature of the development and the unique project area, the computed gross change in the number of trips was adjusted downwards by 10% for internal capture and transit/walking, as per the prior allowance approved by the State Traffic Commission (now Office of State Traffic Administration). Given the location of Storrs Center, in a mixed use environment near a college campus, automobile usage may be considerably lower than these figures suggest, but can't be quantified.

Table 2 shows the trip generation estimated for the currently approved 100 residential units as well as that for a 100 room hotel (at a good average occupancy rate of 80%).

Table 2
Peak Hour Trip Generation

Use	Size	Unit	AM Peak	PM Peak
Hotel	100	Rooms	54	56
Residential	100	DU	31	57
Gross Change			23	-1
Less 10% Capture, Walking, Transit			-2	-
Net Change in Vehicle Trips			21	-1



In the afternoon peak hour, a 100 room hotel would generate slightly fewer trips than 100 residential units. In the morning peak hour, a hotel would generate a slightly higher number of trips than the residential uses. This net increase of 21 vehicle trips during the morning peak hour is very small as compared to the overall peak hour trips that were projected for Storrs Center, which were 420 trips in the morning and 970 trips in the afternoon. Moreover, the morning time period is not the critical one in terms of traffic capacity and level of service. The critical time period is the afternoon peak hour, which is not projected to exhibit any change in trips generated by the land use change to a hotel. The nearby Storrs Road (Route 195) intersections were projected to accommodate 1200-1300 morning peak hour and 1600-1900 afternoon peak hour trips at the full build out of Storrs Center. In conclusion, no perceptible change in traffic operations would result from the replacement of the 100 residential units with a 100 room hotel.

T-RPT-03c667x-hotel-2013.05.14.docx

January 29, 2013

Howard Kaufman
Storrs Center Alliance, LLC
c/o LeylandAlliance LLC
P.O. Box 878 – 233 Route 17
Tuxedo Park, NY 10987

RE: Storrs Center
Proposed Inclusion of Hotel
Analysis of Potential Impacts to Master Parking Study

Dear Mr. Kaufman:

Desman Associates prepared the original Master Parking Study that was approved by the Planning and Zoning Commission as part of a zoning map amendment to the Storrs Center Special Design District. At your request, we have analyzed the potential impact of modifying the land use mix in Storrs Center to include a 100 unit hotel instead of 100 residential units. For the reasons set forth below, it is our opinion that this change will have no negative impact on parking in Storrs Center and is consistent with the conclusions that we reached in the original Master Parking Study.

Within the approved Master Parking Study for Storrs Center, Desman established a base parking demand ratio of 1.25 spaces per residential unit in Storrs Center. This ratio was consistent with Urban Land Institute (ULI) recommendations at the time, and reflected the types of residential uses and parking structures to be built in Storrs Center. The base demand ratio was not adjusted to reflect the potential impacts of modal use¹, internal capture², variation in demand according to time of year (i.e. seasonality) or variation in demand according to time of day.³

The Urban Land Institute's *Shared Parking: Second Edition* is considered the authoritative text on establishing and projecting parking demand requirements in mixed-use settings. Within this manual, the ULI recognizes two types of hotel: a business hotel, which sees higher use on weekdays, and a leisure hotel, which experiences increased utilization on weekends. The ULI recommends a base ratio of 1.25 spaces per room on a weekday and 1.08 spaces per room on a weekend day for business hotels and 1.15 spaces per room on a weekday and 1.18 spaces per room on a weekend day for leisure hotels.

Whether one characterizes the hotel use in Storrs Center to function more like a business hotel or more like a leisure hotel, the base demand ratios recommended by the ULI for hotel uses are equivalent to or less than the base demand ratios applied to residential units in the Master

¹ Referenced within the analysis as the percentage of users likely to arrive on site by means other than a single-occupant personal vehicle.

² Also referred to in this study as "synergy" or the percentage of users captive to one land use but also patronizing others.

³ Variations in demand by time of day were not included in calculations because it was conservatively assumed that all parking associated with residential users would be exclusively reserved for their use.

DESMAN

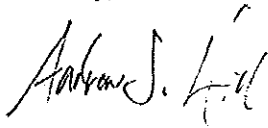
ASSOCIATES

Parking Study prepared for Storrs Center. For these reasons, Desman projects that any modification of the Storrs Center land use mix from residential units to hotel uses will have no negative impact on the ability of the Storrs Center parking supply to adequately accommodate parking demand across the project. In fact, hotel uses may experience some reductions in parking demand as a result of intermodal impacts⁴, variations in demand according to time of day⁵, and variations in demand due to time of year⁶. These factors could reduce parking demand generated by hotel land uses by up to 50% relative to the base demand ratio, depending on the time of day and year.

Modifying the Storrs Center land use mix by shifting 100 residential units to a 100 room hotel could also have a positive impact on the parking supply/demand dynamics across the project area as a whole. The Master Parking Study assumed that all of the parking spaces provided for residences (at a ratio of 1.25 spaces per unit) would be set aside exclusively for residential use. With a hotel, it is possible that some of the required parking spaces could be provided on a shared basis with other uses in Storrs Center with complementary use schedules, depending on specific demand factors such as time of day and time of year demand within the project. This could result in greater efficiency of parking usage across the entire project area.

I would be happy to answer any questions that you might have.

Sincerely,



Andrew S. Hill
Senior Consultant
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⁴ Especially if the hotel offered shuttle service between the hotel and area modal hubs such as airports, train stations or bus stations.

⁵ Hotel occupancy can vary between 50% and 100% depending on the type of hotel and month of the year, reducing the base demand ratio by the same percentage.

⁶ Room occupancy (for visitors) can drop as low as 55% for business hotels and 65% of leisure hotels at mid-day, thereby reducing parking demand during standard business hours well below the basic demand ratio for the land use.